

AA

APPLICATION NO. OSAA - D1688	PROJECT NO. 1003713
PROJECT NAME Family Housing Dev Corp Bell Trading Post Lofts	
EPC APPLICATION NO.	
APPLICANT / AGENT Family Housing Dev. Corp.	PHONE NO. (505) 873-9638
ZONE ATLAS PAGE J-13	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	

ONE STOP COMMENT FORM LOG

HYDROLOGY DEV (505) 924-3986

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BBB	DATE 11/03/05	DATE

COMMENTS:

UTILITY DEV (505) 924-3989

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED RSR	DATE 11/2/05	DATE

COMMENTS:

TRANSPORTATION DEV (505) 924-3990

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED NSF	DATE 11/1/05	DATE

COMMENTS:

PARKS AND REC (505) 768-5328

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

PLANNING (505) 924-3858 *psc'd 11/3*

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED RSB	DATE 30 Nov 2005	DATE

COMMENTS:

1. Carpets.
2. Covered motorcycle area.
3. Accommodate utility locations.

RSB

Revised 3/3/04

(Return form with plat / site plan)

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Family Housing Dev. Corp. PHONE: 505-873-9638
 ADDRESS: P.O. Box 91525 FAX: 505-266-5228
 CITY: ABQ. STATE NM ZIP 87199 E-MAIL: fhdc@earthlink.net
 Proprietary interest in site: CONTRACT PURCHASER List all owners: _____
 AGENT (if any): Ø PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

cell 550-6784

DESCRIPTION OF REQUEST: ADMINISTRATIVE AMDT. TO THE SDP FOR B.P.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. TRACT A Block: _____ Unit: _____
 Subdiv. / Addn. Bell Trading Post Lofts
 Current Zoning: SU-2 SU-1 Res. LOFTS + C-1 COMM. Proposed zoning: SAME
 Zone Atlas page(s): J-13 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 1.0155 Density if applicable: dwellings per gross acre: 24 dwellings per net acre: 24
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NA
 UPC No. 1-013-058-304-109-4-13-12; 1-013-058-314-105-4-13-13 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 1503 Central, NW; NE corner of Laguna & Central
 Between: Central and Roma

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
2-85-9; 2-68-134; Proj. # 1003713; DRB 05-00148; 04 EPC 01557/01558/01559

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team?. Date of review: _____

SIGNATURE Lori D Weber DATE 10-31-05
 (Print) Lori D Weber Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05NA-01688</u>	<u>SPBP</u>	<u>P(A)</u>	\$ <u>45.00</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date _____				Total \$ <u>45.00</u>

Xi Sis 11/1/05

Project # 1003713

October 31, 2005

Russell Brito
City of Albuquerque Planning Department
Plaza Del Sol – 600 2nd Street NW, 3rd Floor
Albuquerque, New Mexico 87102

RE: Administrative Amendment; Project #1003713; Case #04EPC-01557
DRB #1003713; APP# 05-00303; ZONE ATLAS MAP J-13

Dear Russell:

On behalf of Family Housing Development Corporation, contract purchaser of the subject property known as the "Bell Trading Post" located at 1503 Central Ave., NW, I am submitting an application for an Administrative Amendment to the Site Development Plan for Building Permit for consideration.

We are purchasing this building from the City to renovate and preserve it for residential use (and a small portion of commercial). We oversaw the Brownfields clean-up of the Bell this spring. Once the EPA clean-up was completed in June, we were able to investigate the structure more thoroughly. We discovered that the entire concrete roof will have to be replaced. We also discovered the extent of concrete around 4 vaults within the building that will need to be demolished and removed. Another huge item we have discovered is the rehabilitation of the existing rolled steel windows. As these items began to drive up the cost of renovation, we realized that even in this mixed-income project, residents will be paying top dollar to buy a loft in this building. Given that, we decided that offering a covered parking space was appropriate, and the main reason for this request.

PURPOSE OF THE ADMINISTRATIVE AMENDMENT:

There are three (3) reasons for this request to amend the approved SDP. These three items require several small logistical tweaks to the site development plan, which may not even be a concern to the permitting department. We believe these changes enhance the development and create a safer environment for the residents and their property, with improved lighting and covered parking. We also believe that these subtle tweaks, as you will see, are within the spirit of the EPC approval, and we look forward to discussing these changes with you, if you have any questions or concerns. A list of all the changes we are proposing is on the following page.

REASONS FOR REQUEST:

1. To add and accommodate carports on the very sunny west side of the building;
2. To add a secured and covered motorcycle/scooter area; and
3. To accommodate utility locations.

CARPORTS

Attached is a drawing of the carports we are proposing. There would be 2 steel carport structures; one would cover 12 spaces and one would cover 5 spaces.

MOTORCYCLE/SCOOTER AREA

We would like to add a small secured, covered and illumined motorcycle/scooter parking area to accommodate 4 spaces. We believe that many more people are owning bikes, given today's high gas prices and we want to accommodate them on-site.

FHDC

a not-for-profit corporation

po box 91525 albuquerque, nm 87199 phone 505-873-9638 mobile 505-550-6784 fax 505-266-5228 email fhdc@earthlink.net





UTILITY LOCATIONS

As we laid out the infrastructure and designed the building for fire protection/sprinklers and all its wet and dry utilities, we discovered that the lines entering the site required some tweaking of parking spaces and potential carport locations.

REQUEST:

An Administrative Amendment to the Site Development Plan for Building Permit. We have updated all 6 sheets to reflect these changes and have identified the changes with numbered bubbles.

1. The addition of two (2) carports, one covering 12 spaces and one covering 5 spaces.
2. The addition of an enclosed, covered and illuminated motorcycle/scooter parking area with 4 spaces.
3. The relocation of the handicapped parking space closer to the door than originally proposed. This is simply a striping change rather than a curb change. Moving this space also avoids a carport post.
4. Two tree wells were reduced in size due to the carport and cannot accommodate a large tree species. However, we are saving an existing tree, so rather than 11 trees provided on the SDP, we are providing 10.
5. Since the carports provide a light under the roof, the two (2) parking lot lights were relocated to be more effective, and an additional light was added at two parking spaces near the corner of Central and Laguna for added security.
6. A new convenience ramp was added near the main entry to accommodate deliveries, dollies, moving in, etc.
7. The bike rack was relocated to provide additional soft surface near the entrance.
8. The original landscaping area provided was 5314 SF, exceeding the required 3457 SF. While we reduced some landscaping area to accommodate the motorcycle parking and carports (308 SF), we gained some landscaping area (900 SF) within "private patio areas," for a total now of 5906 SF of landscaping area.
9. The east side of the building has been drawn to reflect existing conditions (concrete platform and stairs added to drawing).
10. The signature language that was handwritten on the SDP was retyped to clean up the sheet.
11. PLEASE NOTE: The EPC approved patios along Roma and 15th St., so we updated the elevation sheet to show these patio doors.

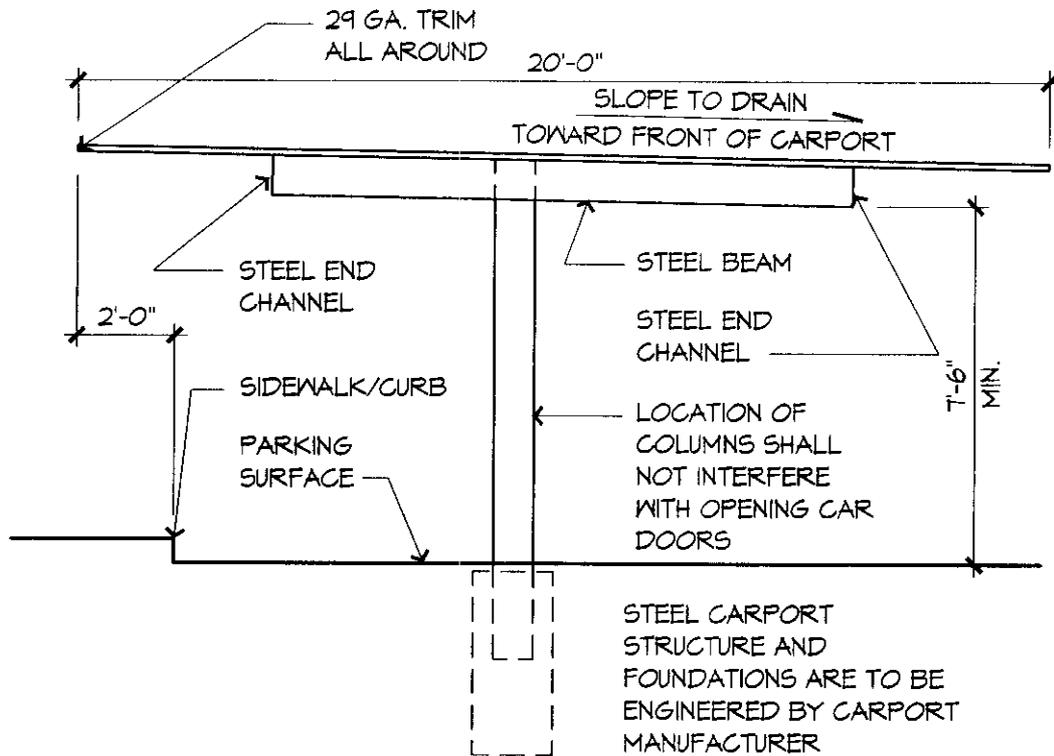
Thank you for your consideration of this application. If you have any questions, please feel free to call me at 550-6784.

Sincerely,



Lori D. Weber
Project Manager
Family Housing Development Corporation





8 CARPORT SIDE ELEVATION

1/4" = 1'-0"



Dekker/Perich/Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109

architecture
interiors
planning
engineering

505 761-9700
fax 761-4222
dps@dpsabq.com

ADMINISTRATIVE AMENDMENT PROJECT: DRB# 1003713 APPLICATION: APP# 05-00303	PROPOSED SINGLE POST CARPORT		
Bell Trading Post Renovation 1503 Central Ave. NW Albuquerque, New Mexico	DRAWN BY	MS	SCALE AS SHOWN
	REVIEWED BY	AJT	EXH-1 OF
	DATE ISSUED	10/27/05	
	PROJECT NO.	04074	

Baja offers carports in virtually unlimited architectural variations to suit your needs.

Design ■ Fabrication ■ Supply ■ Install

Baja makes Carports...easier!

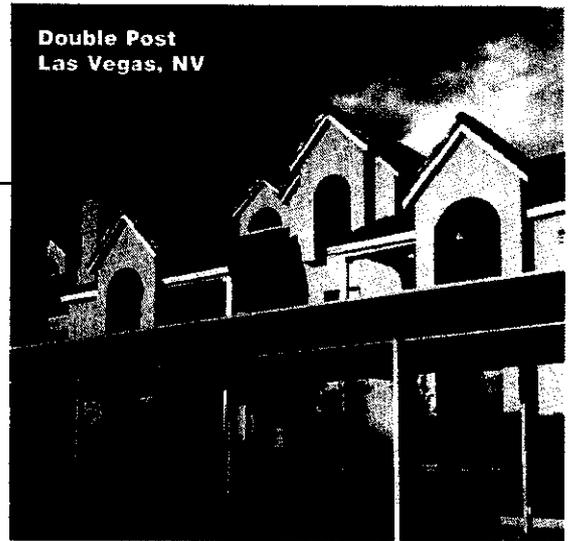
For over 30 years Baja Construction has been building turn-key steel storage buildings, RV and boat storage and carports throughout the United States.

Our staff of professional sales representatives and experienced installation crews assure you of maximum efficiencies no matter where your project is located. Our in-house engineering and architectural team is ready to meet any special needs...Call on us if we can help. 1-800-366-9600

All components in our pre-engineered, pre-fabricated packages meet or exceed industry standards and the prevailing building code. And our Zinalume™ or Galvalume™ coated steel panels carry a 20-year corrosion resistance warranty.

- Standard plans or transparencies available to architects and designers
- Complete pre-engineered package
- Pre-fabricated
- Pre-paid freight
- Competitively priced
- Designed for architectural compatibility
- Specifically designed to meet your local loading requirements
- Over 30 years experience
- Bonded, experienced installation crews
- Walkway covers
- Custom canopies

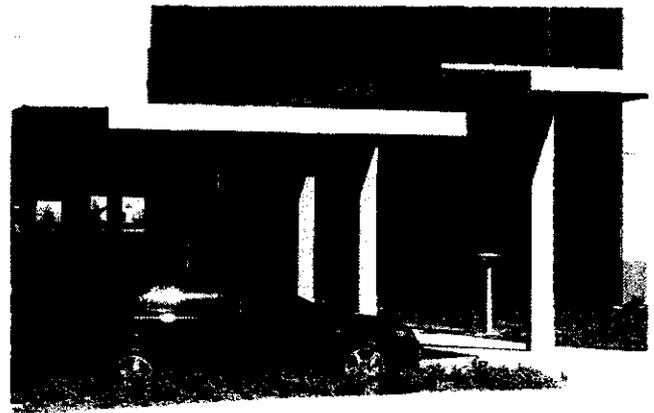
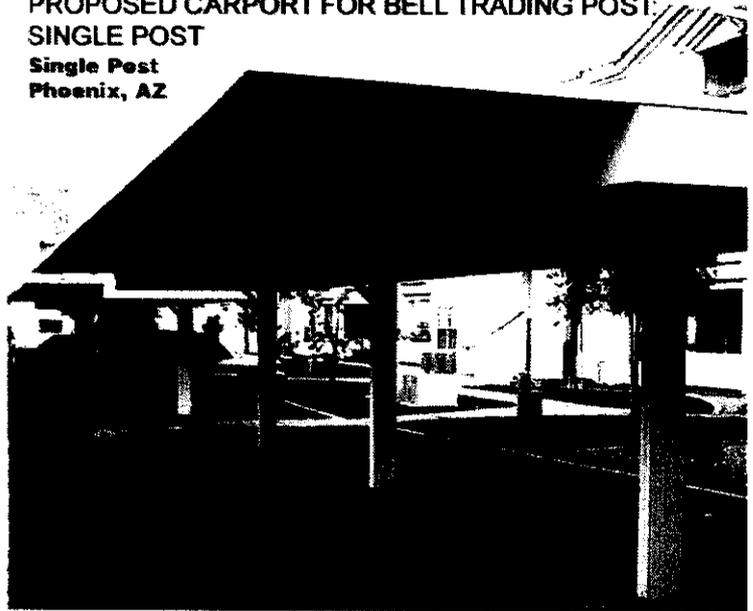
...we also perform repairs



Double Post
Las Vegas, NV

PROPOSED CARPORT FOR BELL TRADING POST SINGLE POST

Single Post
Phoenix, AZ



Full Cantilever
Stockton, CA

Baja's highly experienced staff works with you to achieve the best possible layout for your site.

General Specifications

Pre-painted with trim

Our panels can be furnished either bare Zinalume®/Galvalume® or with factory-applied, standard paint colors, with color on top surface and white primer on underside. Just ask your Baja sales representative for details.

Paint finishes poly (Thermostat polyester)

Technical data:

Exterior paint finish includes a baked-on epoxy base primer (.2 mil.) and a baked-on polyester finish coat (.65 mil.) totaling a nominal .85 mil. dry film thickness. Interior finish consists of .15 mil. epoxy primer and .25 mil. off-white backer.

Zinalume®/Galvalume®

Zinalume® is a zinc-aluminum alloy coating which, when applied to steel, provides twice the service life of traditional galvanized coatings. Zinalume® is a 45% zinc/55% aluminum alloy applied by a continuous hot dip coating process. It offers the strength of steel and the corrosion resistance of aluminum.

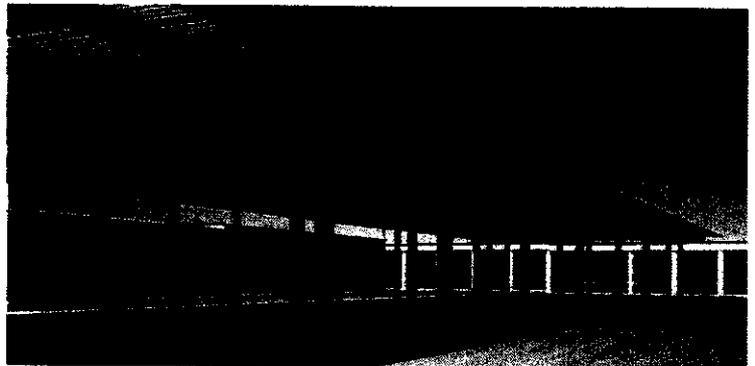
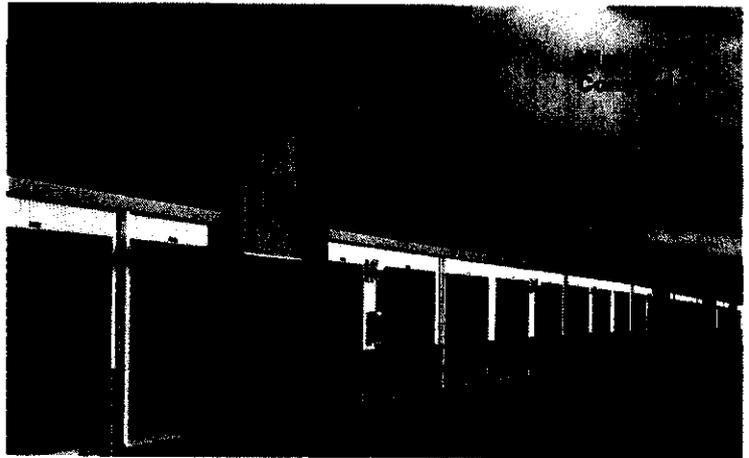
Galvalume® coating provides a silvery-matte surface and is most attractive as it does not emit the highly reflective glare of traditional chromated galvanized sheets.

General Specifications

Baja steel carports are designed to insure compliance with the latest prevailing building code. Necessary plans and installation instructions are furnished with each structure. Engineers registered in your state, if required will certify all plans and calculations.

Design criteria

Stress and safeload calculations are in strict compliance to the standards set forth by the American Iron and Steel Institute's document, "Specifications for the design of cold formed steel structural members."



Materials

Roof deck panels manufactured from steel conforming to ASTM A446 Grade E (80,000 psi).

Beams, purlins and columns manufactured from steel conforming to

ASTM A446 Grade D (55,000 psi). Roof panels are Zinalume®/Galvalume® coated in accordance with ASTM A792. All other structural components galvanized coated in accordance with ASTM A525, G-60 minimum.

Load requirements

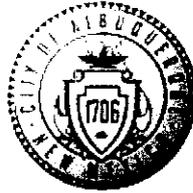
Baja steel carports are engineered for Roof Live loads up to 60 psf, and Horizontal Wind Loads to 140 mph. Special load requirements may be engineered in-house to suit your specific condition.

Baja CONSTRUCTION CO. INC.

223 Foster Street • Martinez, CA 94553 • 925-229-0752

Nationwide 800-566-9600

SALES OFFICES: Martinez, CA; Las Vegas, NV; and Phoenix, AZ.



PLANNING DEPARTMENT
Richard Dineen, Director

ALBUQUERQUE DEVELOPMENT SERVICES
600 2nd NW, Suite 550
Albuquerque, New Mexico 87102
(505) 924-3470
FAX (505) 924-3482

October 21, 2004

Mr. Richard Dineen, Planning Director
City of Albuquerque
City Planning
PO Box 1293
Albuquerque, NM 87103

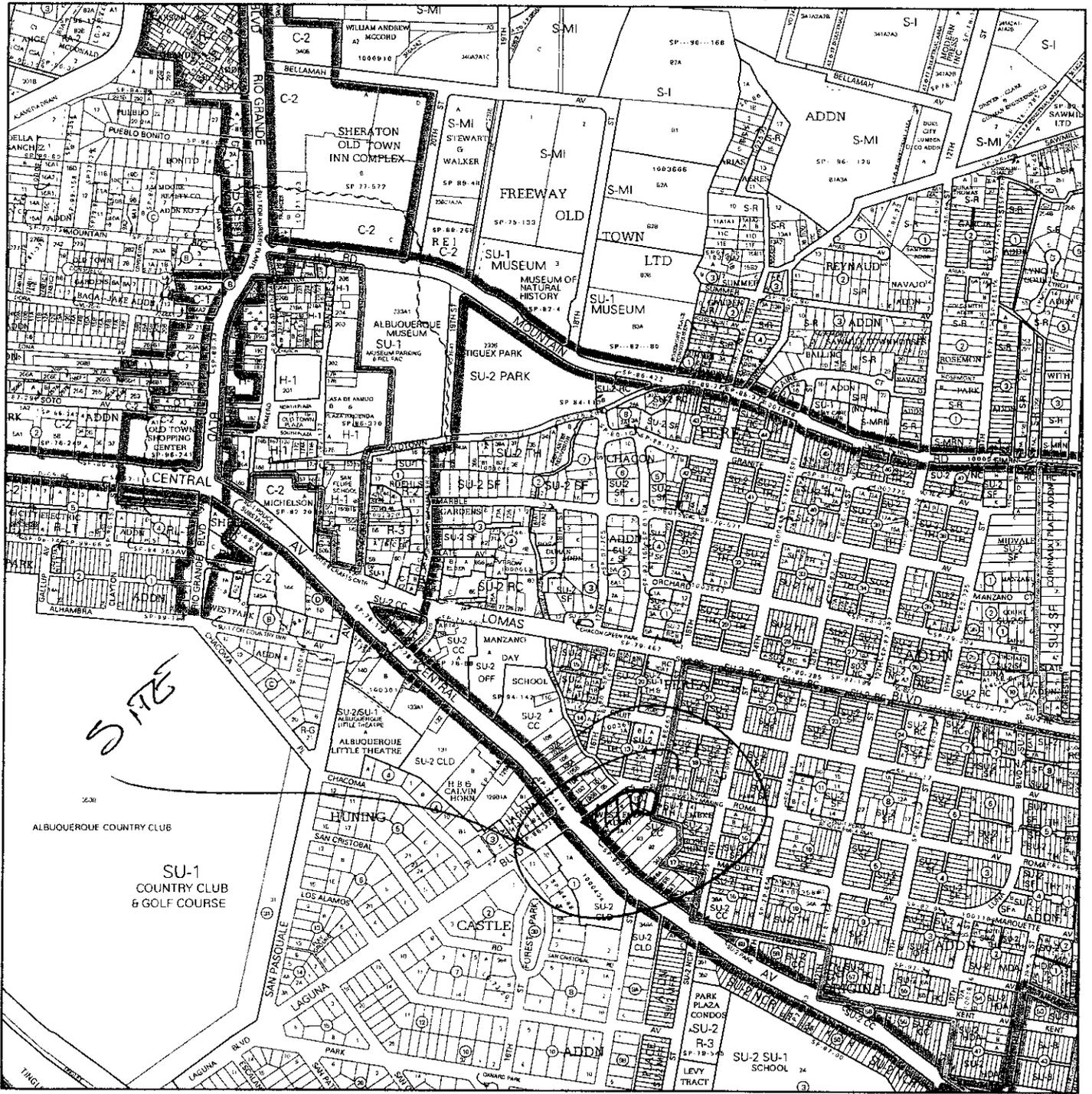
Mr. Dineen,

This letter grants authority to Family Housing Development Corporation, to act as agent for the City in handling matters that pertain to zoning, platting, and building permits for the redevelopment of the Bell Trading Post Property platted as **Parcel One**; encompassing lots 4 through 7, lots 9 through 12, and lots 21 through 24 of Block number 13 of the Perea Addition, an addition to the City of Albuquerque projected Section 18, T 10 N, R 3 E, NMPM Town of Albuquerque Land Grant, Bernalillo County, New Mexico, and

Parcel Two; encompassing a portion of an abandoned and obliterated acequia, portions of Lots 1 through 6, Block 19, Perea Addition, a portion of lot 2A, easement, lots 3A, 4, & 5 West End Addition, additions to the City of Albuquerque projected Section 18, T 10 N, R 3 E, NMPM Town of Albuquerque Land Grant, Bernalillo County, New Mexico.

The City of Albuquerque (Metropolitan Redevelopment Agency) is the owner of the above described property.

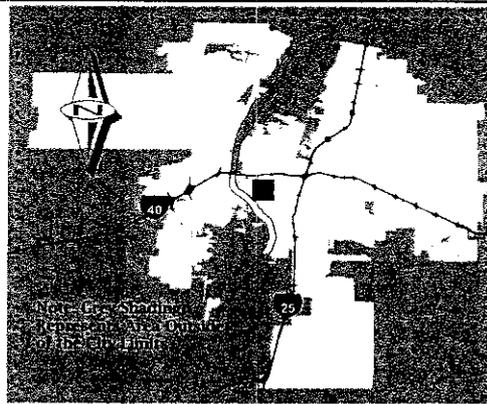
Kim Calander
Redevelopment Project Manager,
Metropolitan Redevelopment Agency



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: Apr 07, 2005



Zone Atlas Page:

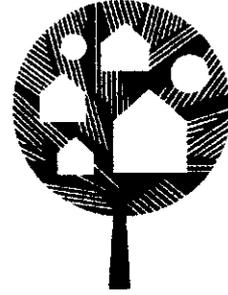
J-13-Z

Selected Symbols

- Outside City Limits
- Petroglyph Mon.
- Sector Plans
- Escarpment
- Design Overlay Zones
- 2 Mile Airport Zones
- City Historic Zone
- Airport Noise Contours
- H-1 Buffer Zone
- Wall Overlay Zone



The Downtown Neighborhoods Association



November 17, 2005

Russell Brito
City of Albuquerque Planning Dept.
600 Second Street NW --3rd. Floor
Albuquerque, NM 87102

Re: Administrative Amendment Project# 1003713
Case# 04EPC-01557, DRB# 1003713, APP#05-00303
Bell Trading Post Lofts

Dear Mr. Brito:

The Zoning Committee of the Downtown Neighborhoods Association reviewed the subject Request for Administrative Amendment and we recommend approval with the stipulation that exterior materials and features of the added carport should match those of the original structure.

Thank you for your attention to this project in our neighborhood.

Regards,

A handwritten signature in black ink that reads "R. Deutsch".

Richard Deutsch
Chairman

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan if relevant
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Copy of the LUCC approval if the site is in an historic overlay zone
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copy
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of EPC or DRB Notice of Decision (not required for WTF)
- Fee (see schedule) 45.00
- Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area

- Notifying letter & certified mail receipts addressed to owners of adjacent properties
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in-addition to all those listed above:

- Co-location evidence as described in Zoning Code §14-16-3-17(A)(5)
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

PLEASE NOTE: If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Lori D. Weber
Lori D. Weber

Applicant name (print)
10.31.05
Applicant signature / date



Form revised June 04, October 2004

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers			
05AA	-	-	-
	-	-	-
	-	-	-

Kim S. S. 11/1/05
Planner signature / date

Project # 1503713

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Family Housing Dev. Corp.
AGENT _____
ADDRESS _____
PROJECT & APP # 1003713 / 01488
PROJECT NAME BELL TRADING POST

\$ _____ 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ 45.00 441006/4971000 EPC(AA)LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 45.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

 LORI D. WEBER
PO BOX 3227
CORRALES, NM 87048

4344
95-8366/3070
BRANCH 23

Date 11-1-05

Pay to the Order of City of Abq.

FORTY FIVE and XX/100 \$ 45.00

Dollars  Security Features Details on Back

 NEW MEXICO EDUCATORS FEDERAL CREDIT UNION
P.O. Box 8530 Albuquerque, New Mexico 87108-8530

For BELL AA

Lori D. Weber

Counterre

⑆307083665⑆ 0010014417⑆ 4344



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: November 19, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003713***
04EPC-01557 EPC Site Development Plan-
Building Permit
04EPC-01558 Zone Map Amendment
04EPC-01559 EPC Sector Development Plan

Family Housing Dev. Corp.
P.O. Box 91525
Albuq. NM 87199

LEGAL DESCRIPTION: for all or a portion of Block(s) 19, Tract(s) 1-6 and portions of Lot 2A, 3A, & 5, Renovation of the existing building for residential lofts and a small portion of C-1 Commercial/Office use, **Perea Addition & West End Addn.**, zoned SU-2/SU-1 Bell Trading Post & Jewelry Making, located on CENTRAL AVE NW, between CENTRAL NW and ROMA NW, containing approximately 2 acre(s). (J-13) Mary Piscitelli, Staff Planner

On November 18, 2004 the Environmental Planning Commission voted to approve Project 1003713/04EPC-01559, a request for a sector plan amendment to the *Downtown Neighborhood Area Sector Development Plan* map to allow a zone map amendment from SU-2/SU-1 for Bell Trading Post and Jewelry Making to SU-2/SU-1 for Residential Lofts, 24 units maximum, with C-1 Permissive Commercial/Office uses (up to 2500 sf) at 1503 Central Avenue NW, Lots 1-6, Block 19, Perea Addition and portions of Lot 2A, 3A, 4 & 5, Block 19, Perea Addition, based on the following Findings:

FINDINGS:

1. This application is a request for a sector plan amendment to the *Downtown Neighborhood Area Sector Development Plan* map to allow a zone map amendment from SU-2/SU-1 for Bell Trading Post and Jewelry Making to SU-2/SU-1 for Residential Lofts, 24 units maximum, with C-1 Permissive Commercial/Office uses (up to 2500 sf) at 1503 Central Avenue NW, Lots 1-6, Block 19, Perea Addition and portions of Lot 2A, 3A, 4 & 5, Block 19, West End Addition, currently zoned SU-2/SU-1 for Bell Trading Post and Jewelry Making, approximately 1.0006 acre (J-13-Z).

OFFICIAL NOTICE OF DECISION
NOVEMBER 18, 2004
PROJECT #1003713
PAGE 2 OF 7

2. This request is for a sector plan map amendment to amend the zoning map in the *Downtown Neighborhood Area Sector Development Plan* to allow the change in land uses on this SU-1 zoned site. This sector plan amendment is concurrent with the zone map amendment for this subject site for this change of use and a site development plan for building permit.
3. This project is a Metropolitan Redevelopment Area project within the Soldiers and Sailors Metropolitan Redevelopment Area.
4. The applicant has justified the sector plan map amendment in accordance with *Resolution 270-1980*, section 1.A., in that the proposed zone contributes to the health, safety and general welfare to the community by eliminating an attractive nuisance by reusing this abandoned and derelict building and by environmental cleanup, including removal of lead based paints, asbestos, soil contamination and pigeon scat. The applicant has also justified the sector plan map amendment request in accordance to *Resolution 270-1980*, Section 1.E, in that the zone change will not have an adverse impact on the environment nor on the city infrastructure and services by available infrastructure and services adjacent to the site, such as streets, water, and sewer, and by rezoning the building for a less intensive use than the previous manufacturing use.
5. The applicant has justified the sector plan amendment based on *R-270-1980, Section D. iii*, in that the proposed use is more advantageous to the community as articulated in the *Comprehensive Plan Transportation and Transit Policy 4a*, which states that in order to add transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets. This sector plan amendment allows new residential uses on a parcel adjacent to Central Avenue, a Major Transit Route.
6. Reuse of existing buildings is appropriate to the *Downtown Neighborhood Area Sector Development Plan Policy 2*, which states that selected buildings and areas which explain our past and which give Albuquerque identity, individuality and cultural richness shall be preserved, enhanced, and reused where appropriate.

On November 18, 2004 the Environmental Planning Commission voted to approve Project 1003713/04EPC-01558, a request for a zone map amendment from SU-2/SU-1 for Bell Trading Post and Jewelry Making to SU-2/SU-1 for Residential Lofts, 24 units maximum, with C-1 Permissive Commercial/Office uses (up to 2500 sf) at 1503 Central Avenue NW, Lots 1-6, Block 19, Perea Addition and portions of Lot 2A, 3A, 4 & 5, Block 19, West End Addition, based on the following Findings.

FINDINGS:

1. This application is a request for a zone map amendment from SU-2/SU-1 for Bell Trading Post and Jewelry Making to SU-2/SU-1 for Residential Lofts, 24 units maximum, with C-1 Permissive Commercial/Office uses (up to 2500 sf) at 1503 Central Avenue NW, Lots 1-6, Block 19, Perea Addition and portions of Lot 2A, 3A, 4 & 5, Block 19, West End Addition, currently zoned SU-2/SU-1 for Bell Trading Post and Jewelry Making, approximately 1.0006 acre (J-13-Z).
 2. This request is for a zone map amendment that is concurrent to the complementary sector plan amendment and a site development plan for building permit, which will allow the change in land uses from jewelry manufacturing and sales to residential uses with commercial/office permissive C-1 uses (up to 2500 sf) on this SU-1 zoned site.
 3. This project is a Metropolitan Redevelopment Area project in the Soldiers and Sailors Metropolitan Redevelopment Area.
 4. The applicant has justified the zone map amendment in accordance with *Resolution 270-1980*, section 1.A., in that the proposed zone contributes to the health, safety and general welfare to the community by eliminating an attractive nuisance by reusing this abandoned and derelict building and by environmental cleanup, including removal of lead based paints, asbestos, soil contamination and pigeon scat. The applicant has also justified the zone map amendment request in accordance to *Resolution 270-1980*, Section 1.E, in that the zone change will not have an adverse impact on the environment nor on the city infrastructure and services by available infrastructure and services adjacent to the site, such as streets, water, and sewer, by rezoning the building for a less intensive use than the previous manufacturing use.
 5. The applicant has justified the zone map amendment based on *R-270-1980, Section D. iii*, in that the proposed use is more advantageous to the community as articulated in the *Comprehensive Plan Transportation and Transit Policy 4a*, which states that in order to add transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets. This zone map amendment allows new residential uses on a parcel adjacent to Central Avenue, a Major Transit Route.
 6. Reuse of existing buildings is appropriate to the *Downtown Neighborhood Area Sector Development Plan Policy 2*, which states that selected buildings and areas which explain our past and which give Albuquerque identity, individuality and cultural richness shall be preserved, enhanced, and reused where appropriate.
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On November 18, 2004 the Environmental Planning Commission voted to approve Project 1003713/04EPC-01557, a request for a site development plan for building permit at 1503 Central Avenue NW, Lots 1-6, Block 19, Perea Addition and portions of Lot 2A, 3A, 4 & 5, Block 19, West End Addition, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This application is a request for a site development plan for building permit at 1503 Central Avenue NW, Lots 1-6, Block 19, Perea Addition and portions of Lot 2A, 3A, 4 & 5, Block 19, Perea Addition, currently zoned SU-2/SU-1 for Bell Trading Post and Jewelry Making, approximately 1.0006 acre (J-13-Z).
2. This request is for a site development plan for building permit, and is a concurrent request with the required sector plan amendment and zone map amendment to allow this site to be used for residential lofts, 24 units maximum, with commercial/office C-1 permissive uses (2500 sf maximum).
3. This site is a Metropolitan Redevelopment Area project within the Soldiers and Sailors Metropolitan Redevelopment Area.
4. Reuse of existing buildings is appropriate to the *Downtown Neighborhood Area Sector Development Plan Policy 2*, which states that selected buildings and areas which explain our past and which give Albuquerque identity, individuality and cultural richness shall be preserved, enhanced, and reused where appropriate.
5. This building, called the Bell Trading Post, was built in 1946 as a storefront and jewelry making factory for southwestern jewelry. The building is eligible to be listed on the State of New Mexico Register of Cultural Properties, however, it is not proposed for such a listing. According to the State of New Mexico, Historic Preservation Division, this proposed project will not have an adverse impact on the historic resource of this property. City of Albuquerque historic preservation staff concur with the State's evaluation.
6. The site will contain adequate parking for one space per unit. The application requests that on-street parking is utilized for any commercial uses. The location of on-street parking would be on Central Avenue, and possibly also on Laguna and Roma. On street parking is utilized already for existing businesses on Central in this area.
7. The site currently drains onto the site to the east. The conceptual grading and drainage plan shows that the site will drain to other areas of the site or to adjacent streets, eliminating the drainage issue to the east.
8. No public open space is accommodated on the site, however, landscape areas exceed the required 15% landscape area.

9. The design proposal accounts for private outdoor patios with 6' walls. Portions of the patio areas facing Roma and 15th Street are public right-of-way land.
10. Concerns raised by Transportation Development include entry and egress with gated driveways. 20' is usually required for gated entries and exits, since that space will allow a vehicle to be out of the traffic lane to turn into a gated development. The applicant has discussed this issue with Transportation Development, however, revised site plans have not been received.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Approval of a vacation of portions of right-of-way will be required to accommodate walled patios for the units adjacent to Roma and 15th Street.
3. Replatting of the site to one site shall be initiated by the applicant as a concurrent action to the DRB final sign off application.
4. The walls for the patios will be required to meet provisions of the residential walls, specifically those along those walls facing Roma and 15th Street shall not exceed 6 feet.
5. Revisions of the site plan will be required to show the gated entry/egress. Further discussion with Transportation Development might be required. EPC delegates the final approval of the entry/egress configuration to the DRB for final sign-off.
6. Revision of the site plan will be necessary to delineate the area for commercial activity. This revision is delegated to the DRB for final approval.
7. Conditions of approval for the proposed Sector Development Plan, Zone Map Amendment and Site Development Plan for Building Permit shall include:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

- b. Although the proposed gated access provides for one-way operation, the parking lot itself does not. Therefore, provide a 24' drive aisle for two-way circulation within the site.
 - c. The location of security gates, parking lot layout and drive aisle width will be to the satisfaction of the Traffic Engineer. In addition, the Developer will need to provide "Entrance Only" signs at the driveways and "Exit Only" signs at the driveways. NOTE: Mailbox and bike rack locations may change to accommodate parking configuration.
 - d. Provide 24' driveways with 15' minimum curb return radii on Laguna Rd.
 - e. Vacation of right-of-way on Roma and 15th Street is unlikely, based on set back requirements for buildings on major local streets.
 - f. Site plan shall comply and be designed per DPM Standards, unless variances are allowed through the DRB process.
 - g. Platting must be a concurrent DRB action.
 - h. Dedication of an additional 6 feet of right-of-way along Central Avenue, as required by the City Engineer, to provide for on-street bicycle lanes.
8. Transit requests a shelter for the #66 stop in front of the site. The Huning Castle development across the street constructed a shelter for the eastbound #66. A shelter for the westbound #66 would complement that shelter, and both are located approximately half-way between Rapid Ride stations which are about 1 mile apart (one at Rio Grande, the next downtown at 6th St).
9. As indicated on the preliminary grading plan storm water run off from the subject site including the building shall be directed to Roma and Laguna Streets on the north and west sides of the property. There shall be no roof drainage from the subject property onto the property adjacent to the east.
10. Environmental cleanup shall include elimination of infestations through extermination of birds, vermin and insects.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY DECEMBER 3, 2004 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


Richard Dineen
Planning Director

RD/MP/ac

cc: Greg Blackwell, Downtown NA, 1418 Roma Ave. NW, Albuquerque, NM 87102
Ford Davis, Downtown NA, 415 Marble NW, Albuquerque, NM 87102
Gaelle McConnell, Huning Castle NA, 1613 Los Alamos SW, Albuquerque, NM 87104
Jason Gomez, Huning Castle NA, 314 16th St. SW, Albuquerque, NM 87104
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