

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
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OFFICIAL NOTIFICATION OF DECISION

April 14, 2016

Sidetrack Brewing Co., LLC
413 2nd St SW
ABQ, NM 87102

Project# 1009904
16EPC-40009 EPC review of a Proposed Use

LEGAL DESCRIPTION:

The above action for all or a portion of Lot 13A, Block 37, New Mexico Town Companys Original Townsite, zoned SU-3 Government/Financial-Hospitality, located on 2nd St., between Lead and Coal, containing approximately 0.1 acre . (K-14)

Staff Planner: Maggie Gould

PO Box 1293

On April 14, 2016 the Environmental Planning Commission (EPC) voted to APPROVE Project #1009904/16EPC-40009, an EPC review of a Proposed Use, based on the following findings:

Albuquerque

FINDINGS 16EPC-40009 EPC review of a Proposed Use:

New Mexico This is a request for review required uses under Downtown 2025 Plan (warehousing/wholesaling and alcohol sales for off premise consumption for a small brewery) for tract 13 A block 37 of the NM Town Company's Original Townsite located on Second Street Between Lead Avenue and Coal Avenue and containing approximately .1 acres.

www.cabq.gov

2. The proposed uses are allowed under the zoning but require review to ensure that they are compatible with and non-injurious to the surrounding properties, adjacent neighborhoods and the community.
3. The proposed uses are compatible with surrounding uses because they are similar in intensity and use to the surrounding properties and will add to the vitality of the area.
4. The proposed uses are non-injurious to the surrounding community because they will be at a small scale and will be similar to what is already developed in the area. The subject is not directly adjacent to residential use.

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5. A Pre-application Review Team meeting (PRT) is mandatory for all development within the Downtown 2025 Sector Development Plan. This meeting occurred on February 16, 2016.
6. The Albuquerque/Bernalillo County Comprehensive Plan, Downtown 2025 Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The subject is within the Established Urban and Central urban areas of the Comprehensive Plan.

Land Use

- A. Policy II.B.5.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.

This development respects neighborhood values and environmental carrying capacities by providing additional service and job opportunities in an area where they are appropriate. The proposed use is of a similar intensity to the surrounding uses. The requests further Policy II.B.5.d.

- B. Policy II.B.5.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 subject site is close enough to both multi-family and single family development that it will easily accessible. The request will use an existing building; this helps to preserve the neighborhood character, and will not impact views. The wholesale/warehouse and off premises sales uses will have minimal impact on traffic. The requests further Policy II.B.5.i.

- C. Policy II.B.5.o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The subject site is in an existing older neighborhood. The additional use will add to the economic viability of the business and will it more likely to succeed, allowing it to stay in the area and contribute to revitalization. The requests further Policy II.B.5.o.

Economic Development

- A. Policy II.D.6a 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. The subject site is within a Metropolitan Redevelopment area; an area designated as blighted and need of redevelopment. The proposed use will allow the brewery to more widely sell and distribute their beer and this will contribute to the viability of the business. The business will provide jobs in an area where they are needed. 2010 Census data show that 35% of people in the 87102 zip code live below the poverty level. The request could provide employment to those who need it. The requests further Policy II.D.6a.

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- B. Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

The applicant is the proprietor of a local business. The requests will allow additional uses that will help the business to succeed and may provide a source of products for business in downtown and city wide as well as additional products for residents. The requests further Policy II.D.6b

- C. Policy II.D.6d: Tourism shall be promoted.

In 2014 livability.com rated Albuquerque number 4 out of 10 on a list of "best beer cities". The New Mexico Department of Tourism produces an Ale Trail tour map, a guide to microbreweries brew pubs and tap rooms. Albuquerque hosts an 11 day long Beer Week festival, several local breweries placed high in nationwide contests such as the World Tour of Beer and the Great American Beer Festival. These things contribute to the city's reputation as beer destination. The requests further Policy II.D.6.d.

Activity Centers

- A. The Goal is to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.

The activity center goal is furthered by the requests because added uses expand the concentration of moderate land use in the downtown activity center and provide additional options for social and economic activities.

Central Urban Area

The subject site is located in the area designated Central Urban by the Comprehensive Plan with a Goal to "to promote the Central Urban Area as a focus for arts, cultural, and public facilities/activities while recognizing and enhancing the character of its residential neighborhoods and its importance as the historic center of the city."

The Central Urban Area is a portion of the Established Urban Area and as such is subject to policies of section II.B.5. as well as to those listed here. Development intensities in the Central Urban Area should generally be higher than in other portions of Established Urban.

Applicable policies include:

- A. Policy II.B.6.b: Upgrading efforts in neighborhoods within the Central Urban Area should be continued and expanded and linkages created between residential areas and cultural/arts/recreation facilities.

The request seeks to expand the uses for an existing business in the area. The existing business is in an older building that was renovated for the current use. The expanded uses will add the viability of the business and allow for the continued revitalization of the use. The existing and expanded uses encourage pedestrian activity from the nearby neighborhoods and multi-family development. The request furthers Policy II. B.6.b.

8. The subject site is within the boundaries of the Downtown 2025 Sector Development Plan. The following goals of the plan are applicable to the requests:

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- A. Employment #1: Attracting 5000 new jobs to Downtown by 2010. (* Note the year was not updated in the 2014 update, but bringing jobs to the downtown area remains a goal.)

The proposed use will allow the brewery to more widely sell and distribute their beer and this will contribute to the viability of the business. By adding the wholesale off premises sales uses, the brewery will not have to relocate to a site where the uses are allowed and can remain downtown. The requests further Employment #1

- B. Employment #2: Encouraging small businesses to locate and stay Downtown.

As stated in Employment #1, this request may add jobs. The applicant is a local small business and the added use will allow the business to stay downtown and not have to move to a site where the requested uses are allowed. The requests further Employment #2.

- C. Tourism and Hospitality Goal: Make Downtown and the Historic District a Tourist Destination.

As discussed in the Comprehensive Plan analysis, Albuquerque is gaining popularity as a "beer city". The uses add to viability of the business which will allow it to contribute to the tourist possibilities downtown. The requests further Tourism and Hospitality Goal.

9. The Barelás Neighborhood Association, The Broadway Central Corridors Partnership, Citizens Information of Martineztown, Downtown Neighborhoods Association, Huning Highland Historic District Association, Martineztown Work Group, Reynolds Addition Neighborhood Association, Santa Barbara Martineztown Association, Silver Platinum Downtown Neighborhood Association, South Broadway Neighborhood Association and the North Valley Coalition were all notified of the request. A facilitated meeting was offered but declined because there was no opposition to the requests.

10. Property owners within 100 were notified of the request. Staff has not received any public comment as of this writing.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **APRIL 29, 2016**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. 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.

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 Zoning Code must be complied with, even after approval of the referenced application(s).

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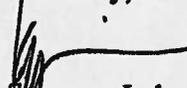
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ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,


for Suzanne Lubar
Planning Director

SL/MG

cc: Sidetrack Brewing Co., LLC, 413 2nd St SW, ABQ, NM 87102
Slagle Herr Architects, Dan Herr, 413 2nd St SW, ABQ, NM 87102
Ophelia Cornet, Barelás Neighborhood Assoc., 903 5th St SW, ABQ, NM 87102
Doug Majewski, Broadway Central Corridors Partn., P.O. Box 302, ABQ, NM 87103
Rob Dickson, Broadway Central Corridors Partn., P.O. Box 302, ABQ, NM 87103
Kristi L. Houde, Citizens Info. Committee of Martineztown, 617 Edith Blvd NE, Apt 8, ABQ, NM 87102
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Reba Eagles, Downtown Neigh. Assoc., c/o Orig. Med. Acupuncture, 1500 Lomas Blvd, NW #B, ABQ, NM 87104
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