



Environmental Planning Commission

Agenda Number: 01
Project Number: 1010152
Case #s: 16EPC-40068 & 40069
December 08, 2016

Staff Report

Agent/Applicant	Jesse Herron
Requests	Sector Development Plan Map Amendment (zone change) Site Development Plan for Building Permit (as-built)
Legal Description	Tract A, Plat of Lands of Charles B. Gonzales
Location	on Bellamah Ave. NW, between 12 th St. NW and 8 th St. NW (1100 Bellamah Ave. NW)
Size	Approximately 0.51 acre
Existing Zoning	SU-2/SR (Sawmill Residential)
Proposed Zoning	SU-2/SU-1 for Boarding or Lodging to include the Sale of Beer and Wine for On-premise Consumption

Staff Recommendation

APPROVAL of 16EPC-40068, based on the Findings beginning on Page 16, and subject to the Condition of Approval on Page 19.

APPROVAL of 16EPC-40069, based on the Findings beginning on Page 19, and subject to the Conditions of Approval beginning on Page 21.

Staff Planner
Catalina Lehner-AICP, Senior Planner

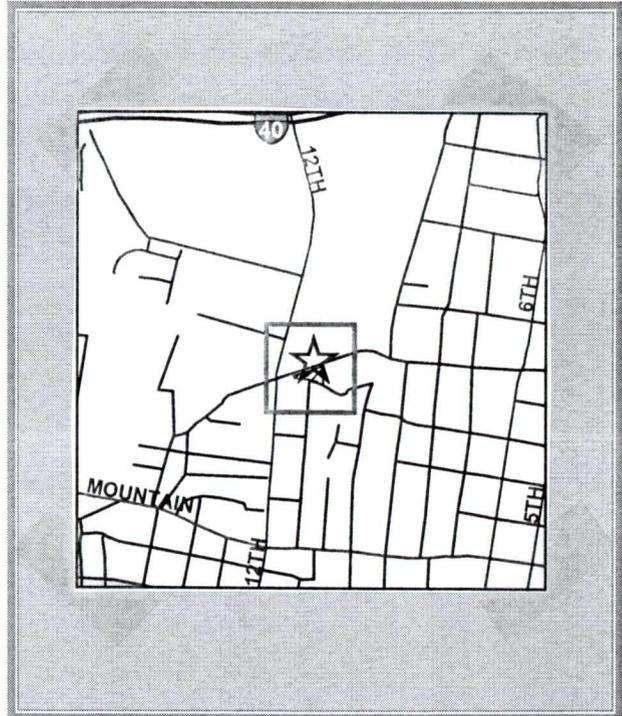
Summary of Analysis

This request is for a sector development plan map amendment (zone change) to the Sawmill/Wells Park Sector Development Plan (SWPSDP) and an as-built site development plan for building permit. A building occupies the subject site.

The applicant is requesting a zone change in order to continue operating the boarding and lodging establishment. He has a liquor license that would allow each patron to have up to two beers, and wants to sell beer and wine for on-premise consumption by patrons. Staff finds that the request is adequately justified pursuant to R270-1980 and furthers a preponderance of applicable policies.

A facilitated meeting was offered, but declined by the neighborhood association. Two neighbors contacted Staff to ask about the project and the process.

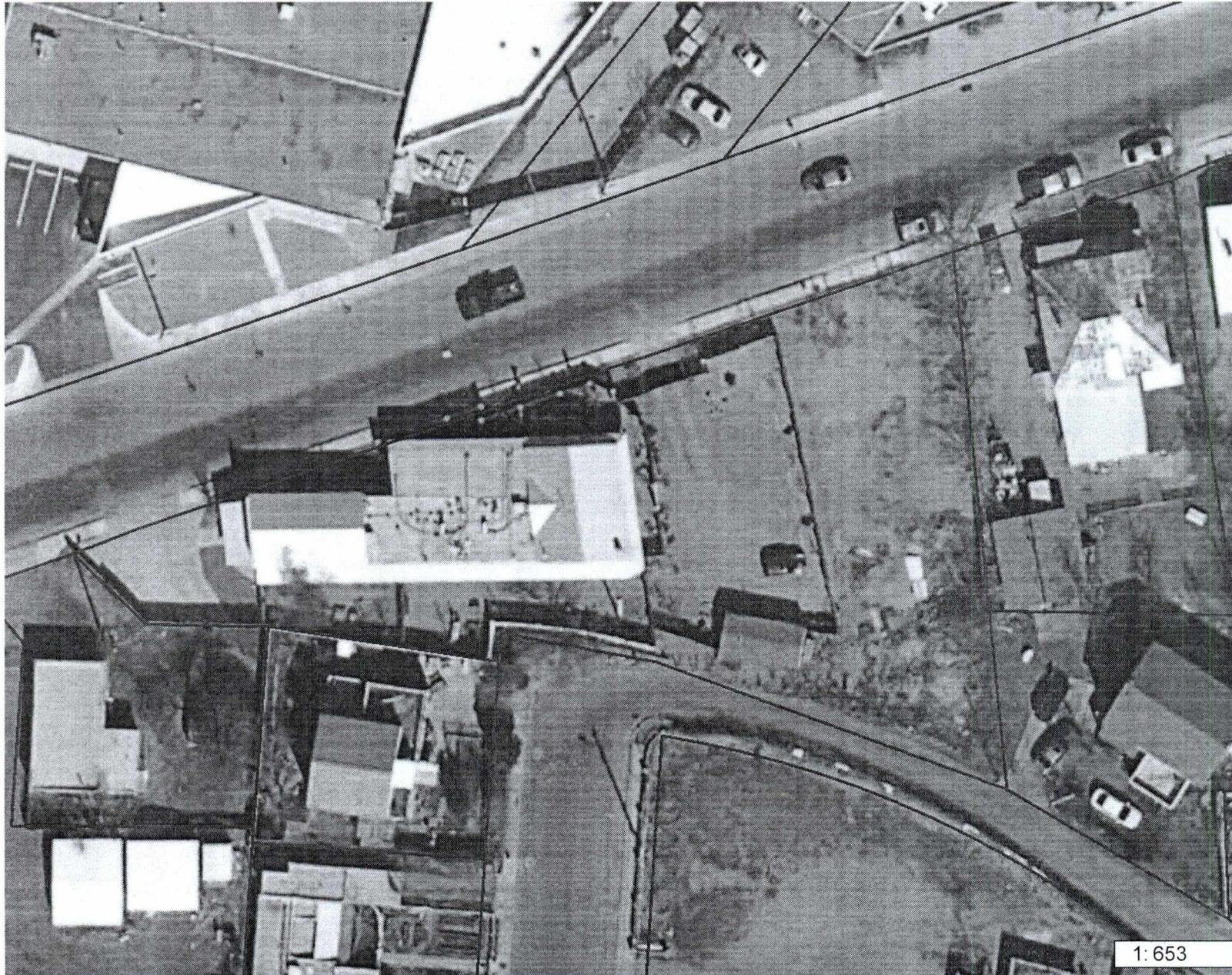
Staff recommends approval of the zone change and the associated site development plan, based on the findings and subject to the conditions listed in the Staff report.



City Departments and other interested agencies reviewed this application from 10/31/'16 to 11/16/'16. Agency comments used in the preparation of this report begin on Page 23.



Project #1010152



Legend

-  Bernalillo County Parcels
- Municipal Limits**
-  Corrales
-  Edgewood
-  Los Ranchos
-  Rio Rancho
-  Tijeras
-  UNINCORPORATED
-  World Street Map

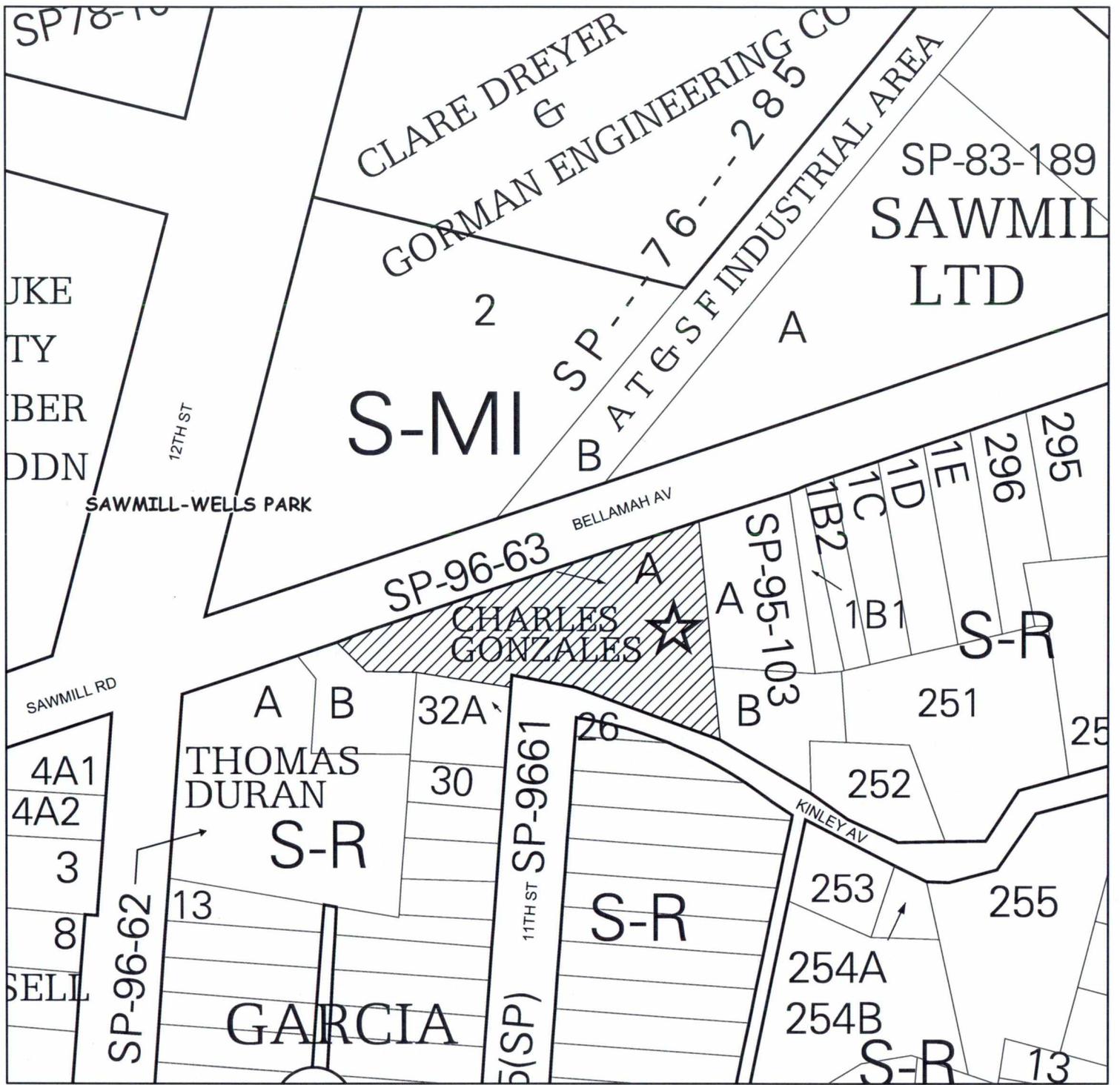
Notes

0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
11/30/2016 © City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES



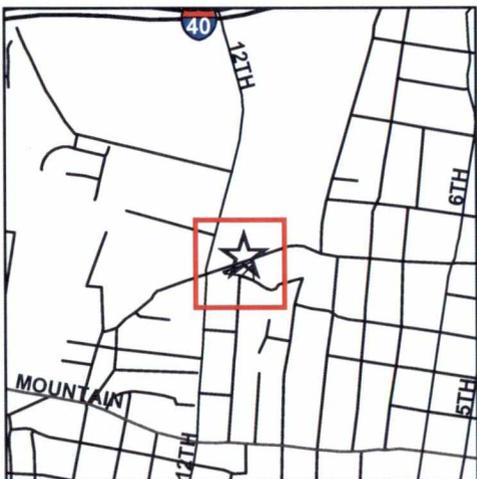
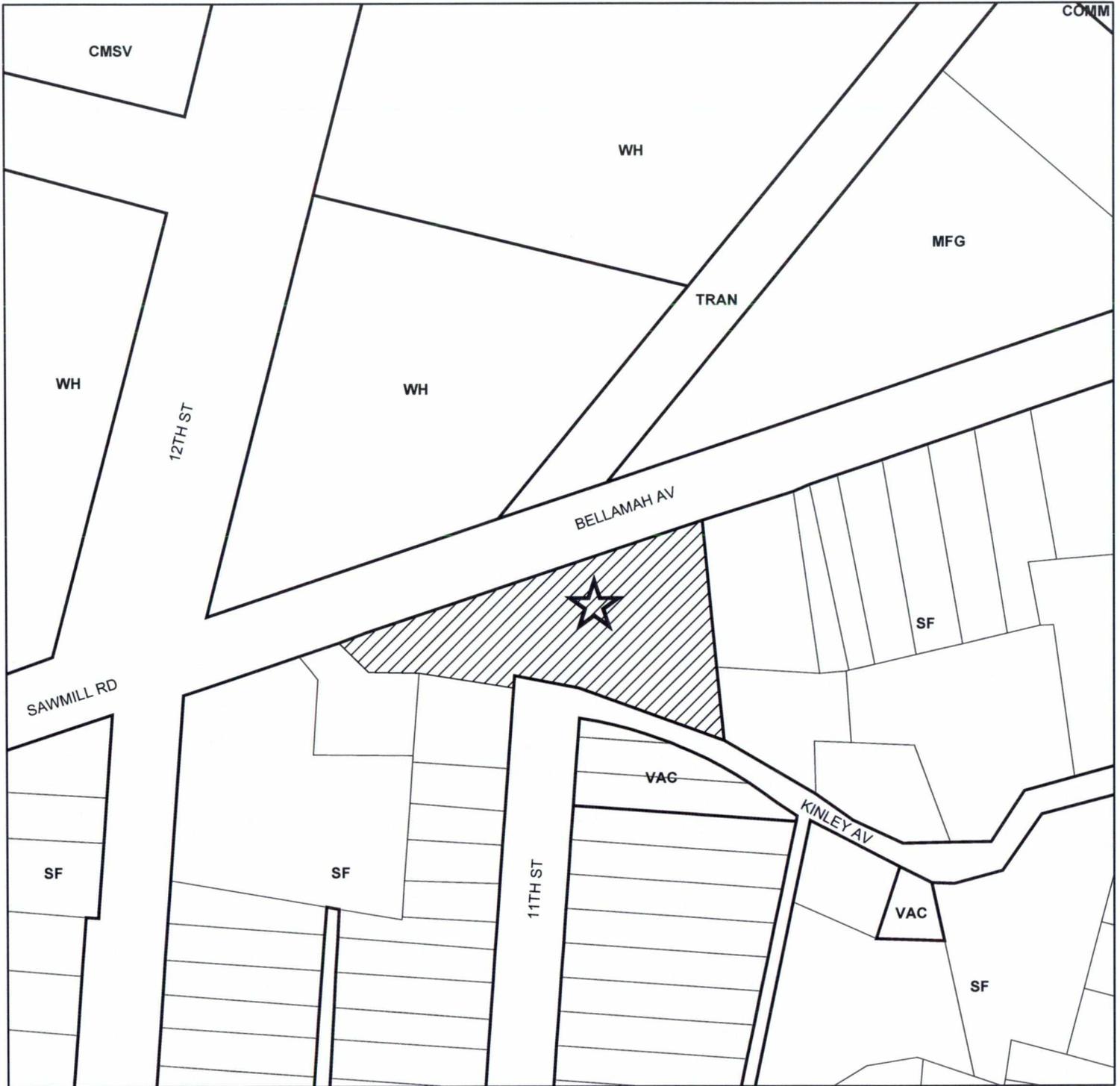
ZONING MAP

Note: Grey shading indicates County.



1 inch = 100 feet

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LANDUSE MAP

Note: Grey shading indicates County.

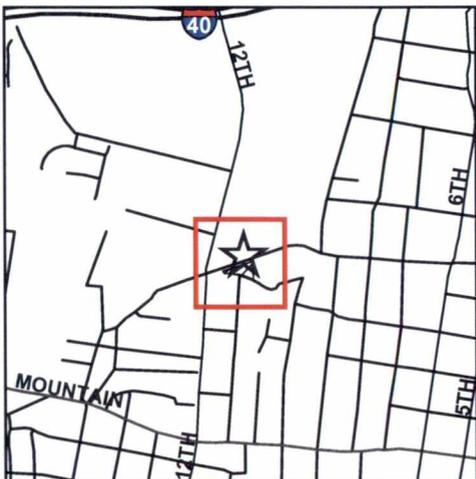
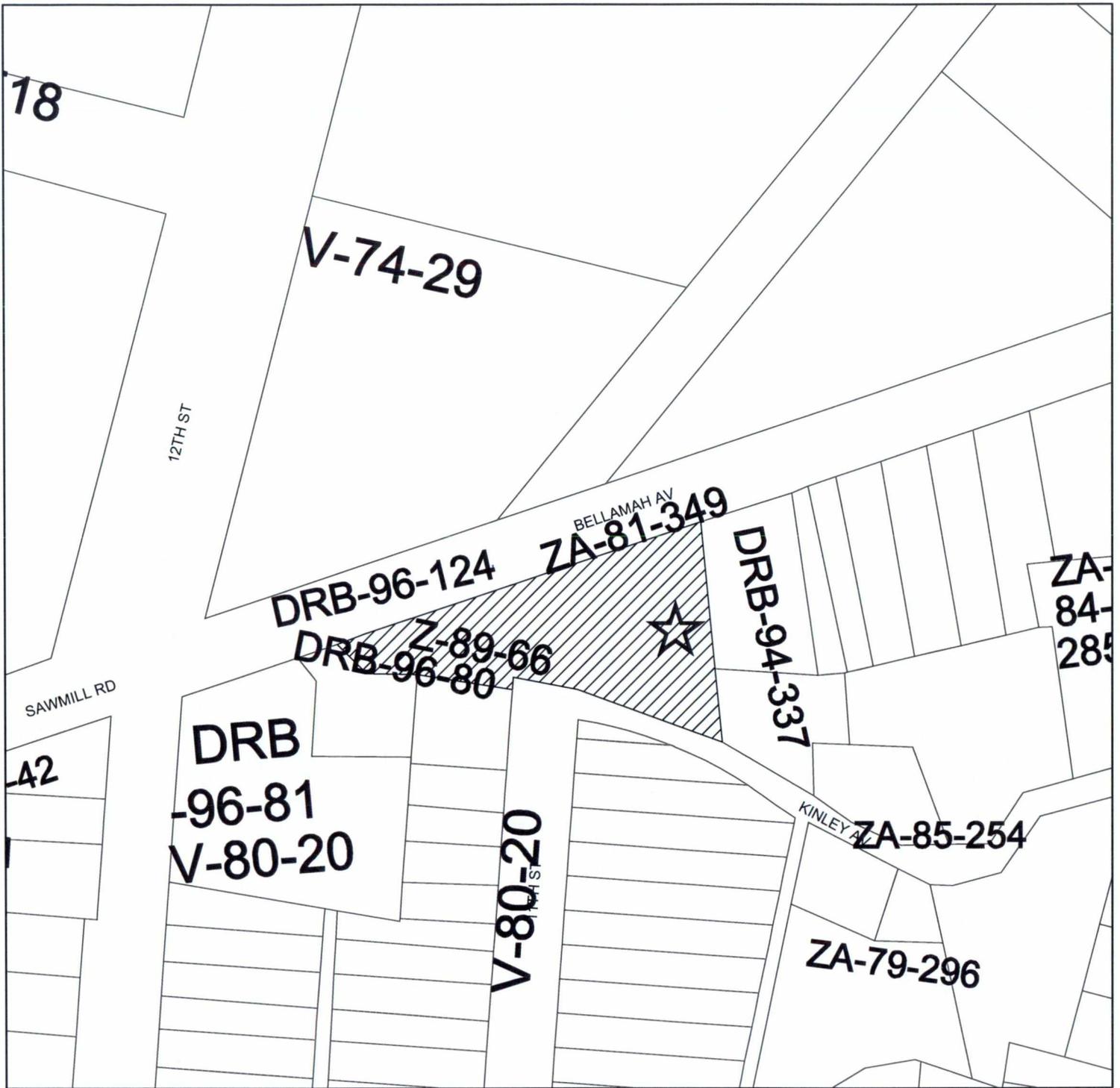
KEY to Land Use Abbreviations

- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



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HISTORY MAP

Note: Grey shading indicates County.



1 inch = 100 feet

Project Number:

1010152

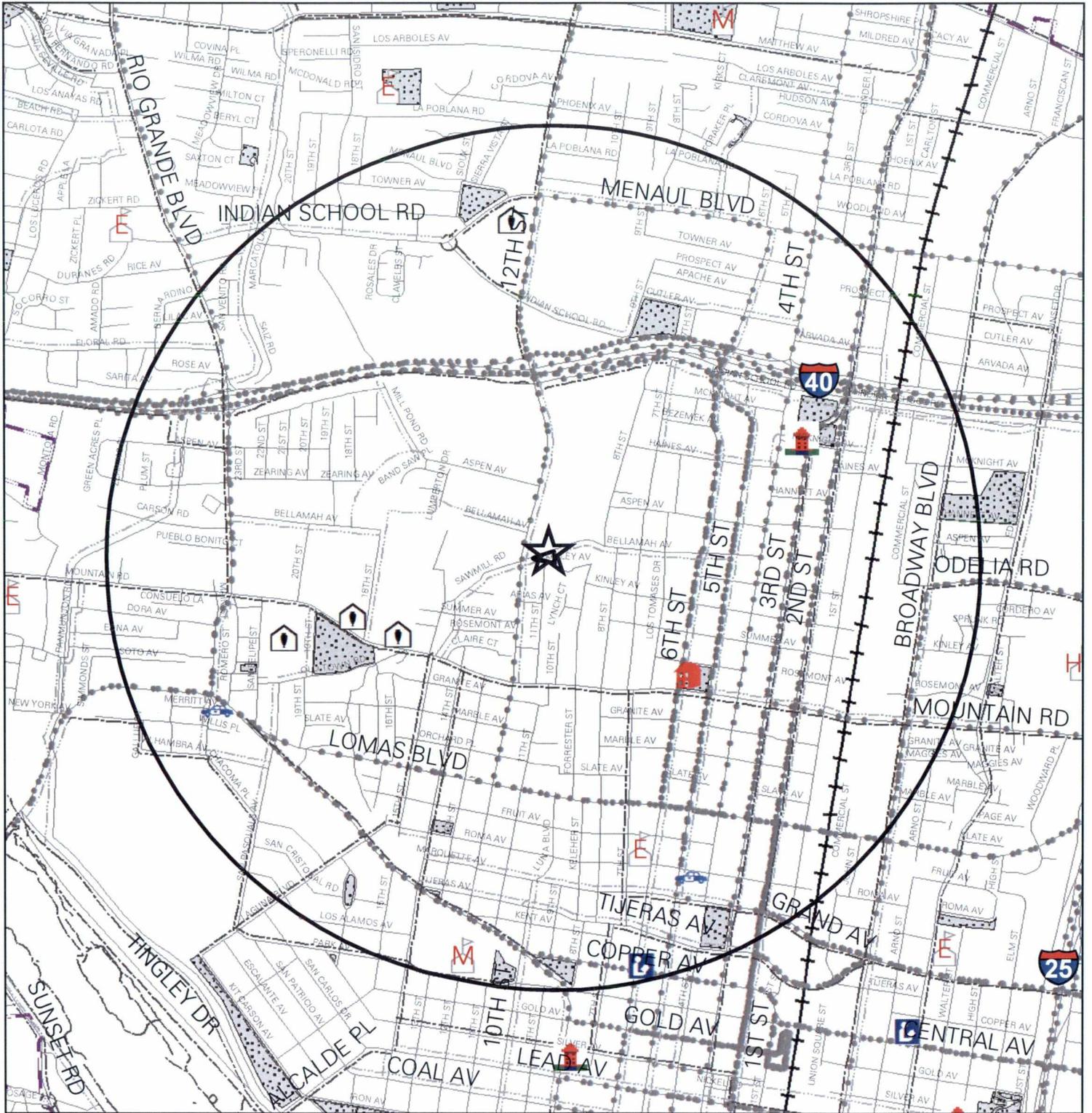
Hearing Date:

12/08/16

Zone Map Page: J-13

Additional Case Numbers:

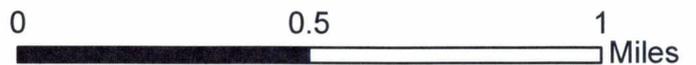
16EPC-40068 & 40069



Public Facilities Map with One-Mile Buffer

- | | | | |
|--|---|--|---|
|  COMMUNITY CENTER |  FIRE |  APS Schools |  Landfill Buffer (1000 feet) |
|  MULTI-SERVICE CENTER |  POLICE |  Proposed Bike Facilities |  Landfills designated by EHD |
|  SENIOR CENTER |  SHERIFF |  ABQ Bike Facilities |  Developed County Park |
|  LIBRARY |  SOLID WASTE |  ABQ Ride Routes |  Undeveloped County Park |
|  MUSEUM |  Albuquerque City Limits | |  Developed City Park |
| | | |  Undeveloped City Park |

Project Number: 1010152



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-2/S-R (Sawmill Residential)	Central Urban Sawmill/Wells Park Sector Development Plan	Bed and breakfast
<i>North</i>	SU-2/S-R (Sawmill Residential)	Central Urban Sawmill/Wells Park Sector Development Plan	Wholesale/warehousing
<i>South</i>	SU-2/S-R (Sawmill Residential)	Central Urban Sawmill/Wells Park Sector Development Plan	Single-family homes, vacant
<i>East</i>	SU-2/S-R (Sawmill Residential)	Central Urban Sawmill/Wells Park Sector Development Plan	Single-family homes
<i>West</i>	SU-2/S-R (Sawmill Residential)	Central Urban Sawmill/Wells Park Sector Development Plan	Single-family homes

II. INTRODUCTION

Request

This request is for a sector development plan map amendment (zone change) to the Sawmill/Wells Park Sector Development Plan (SWPSDP) for Tract A, Plat of Lands of Charles B. Gonzales, approximately 0.51 acres (the “subject site”). The applicant proposes to change the subject site’s zoning from “SU-2/SR (Sawmill Residential)” to “SU-2/SU-1 for Boarding or Lodging to include the Sale of Beer and Wine for On-premise Consumption” and amend the SWPSDP to reflect this change.

An as-built site development plan for building permit, for the existing building on the subject site, is associated with the zone change request. The applicant owns the subject site and has renovated the building, which is operating as a lodging use (a bed and breakfast with two guest rooms, and the applicant residing on-site).

A zone change is needed to allow the existing use, and to create zoning that is compatible with the applicant’s recently-obtained State liquor license, which allows up to two beers to be consumed on-premise by patrons. When going through the liquor license process, though he received State approval, he was not able to obtain a City of Albuquerque liquor permit because the property was not zoned correctly for its use. Therefore, at this time, the applicant cannot offer beer and wine to guests.

Environmental Planning Commission (EPC) Role

The EPC is hearing this case because the EPC is required to hear all zone map amendment (zone change) cases, regardless of site size, in the City. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1)]. If so, an appeal would be heard by the Land Use Hearing Officer (LUHO). The request is a quasi-judicial matter.

Context

The subject site is located on the south side of Bellamah Ave. NW, between 12th St. NW and 8th St. NW (1100 Bellamah Ave. NW). The eastern portion of the subject site is vacant and has been cleaned up, but has not been landscaped yet. To the north, across Bellamah Ave. NW, are warehousing uses. To the east and west are single-family homes. To the south are more single-family homes; most are the bungalow style characteristic of Sawmill/Wells Park.

The subject site is not located in a designated Activity Center. The Sawmill/Wells Park Sector Development Plan (SWPSDP) and the Sawmill/Wells Park Community Metropolitan Redevelopment Area (MRA) Plan apply.

History & Background

Located in the historic Sawmill/Wells Park Neighborhood, the subject site is part of a larger area with the following approximate boundaries: between Fifth St. to the east and Rio Grande Blvd. to the west, Interstate 40 to the north and Mountain Road to the south. This area expanded after WWI and was filled with 1920s subdivisions. The Sawmill/Wells Park Sector Development Plan (SWPSDP) contains a history of the larger Plan area (see p. 8).

The applicant has historical details about his property (see attachment dated November 22, 2016). The subject site was first developed in 1881 as a lodging establishment. Around the turn of the century, it operated as a saloon and dance hall. It also housed a brothel. The west end of the property later operated as a small grocery store, which closed in the 1970s, with apartments attached. The applicant purchased the property in February 2014.

The SWPSDP, adopted in January 1996 (Enactment No. 20-1996), superseded the previous neighborhood plan (the 1978 Plan) and established zoning for the area. Prior to adoption of the 1996 Plan, the subject site was zoned R-2 for low density apartments (ref: SWPSDP, p. 80) Upon SWPSDP adoption in 1996, R-1 zoning in the Plan area was replaced with S-R (Sawmill Residential) zoning.

Transportation System

The 2040 Long Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies the functional classifications of roadways. Bellamah Ave. NW and 12th St. NW are Major Collectors.

Trails & Bikeways, Transit

A future bike route is proposed along Sawmill Rd. NW, which turns into Bellamah Ave. NW east of 12th St. A bike lane is proposed along 12th St.

The subject site is served by Transit, though not directly. Albuquerque Ride Route #36-Twelfth St., runs on 12th St. from Lomas and 12th to 12th and Candelaria, then proceeds northward and down Rio Grande Blvd. The #36 offers service from morning to evening and on Saturdays.

Public Facilities/Community Services

There are eight parks within a one mile radius of the subject site. There is also an elementary school, a middle school, a fire station, and a community center.

⇒ For specifics, please refer to the Public Facilities Map.

III. ZONING

Definitions- §14-16-1-5

BED AND BREAKFAST ESTABLISHMENT. A house with a permanent resident and a subordinate use of up to eight guest rooms which may be rented for short-term overnight lodging with breakfast served to overnight guests only; some or all guest rooms may be in accessory living quarters.

BOARDING OR LODGING HOUSE. A dwelling unit containing at least one but not more than five guest rooms where lodging is provided, with or without meals, for compensation; it does not include community residential program or emergency shelter.

According to Zoning Code definitions, the use on the subject site is classified as a boarding or lodging house, rather than a bed and breakfast establishment, because it is a dwelling unit with two guest rooms. The applicant wants to operate a “bed and brew”, where patrons can rent a guest room and have up to two glass of beer or wine included in the price.

Existing Zoning

The subject site is zoned “SU-2/S-R (Sawmill Residential)”. The SU-2 Special Neighborhood Zone “allows a mixture of uses controlled by a sector development plan” (see Zoning Code §14-16-2-23). The Sawmill Wells Park Sector Development Plan (SWPSDP) established zoning upon its adoption in 1996. The S-R zone was established to:

- Maintain the existing small scale residential character of Sawmill/Wells Park’s existing neighborhoods.
- Conserve the existing housing stock and range of living options by allowing apartment buildings, duplexes, and two detached homes on a lot that existed before adoption of this plan.
- Increase affordable housing by encouraging development of larger lots with limited townhouse development.
- Allow second dwellings on lots 7,000 sf or larger.
- Allow small businesses that existed in residential areas before adoption of this plan to remain.
- Eliminate R-C zoning in residential neighborhoods.

Upon SWPSDP adoption, the S-R zone replaced most of the R-1 zoned land in the area and the zoning on the subject site, which was zoned R-2 for low density apartments. The use of SU-2 zoning is available to sector plans and is used in the SWPSDP, so this request is referred to as a sector development plan map amendment rather than a zone map amendment.

Proposed Zoning

The applicant proposes the following zoning: SU-2/SU-1 for Boarding or Lodging to include the Sale of Beer and Wine for On-premise Consumption to allow an existing bed and breakfast, which has two guest rooms. The applicant also desires zoning that is compatible with his recently-obtained State liquor license, which allows up to two beers to be consumed on-premise by patrons. The applicant also wants to be able to sell a beer to the guest of a patron. These limitations are part of the liquor license and are not specified in the zoning descriptor.

The SU-1 zone (see Zoning Code §14-16-2-22) provides suitable sites for uses that are special, and for which the appropriateness of the use to a specific location depends upon the character of the site design. An associated site development plan is required with the SU-1 designation pursuant to subsection (A)(6) of the SU-1 zone (see Section VI of this report).

The Zoning Code defines Boarding or Lodging to be a residential use, not a commercial or a service use. Boarding or Lodging is first listed as a permissive use in the R-3 Residential Zone (§14-16-2-12).

IV. ANALYSIS -ADOPTED ORDINANCES, PLANS, AND POLICIES

A) ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN (RANK I)

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated Central Urban, which is a portion of the Established Urban Area. Therefore, the Central Urban Area is subject to policies of the Established Urban Area. The goal of the Central Urban Area is “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 request would help promote the Central Urban Area as a focus for arts and cultural activities because it would provide a lodging option for tourists who are seeking a small-scale neighborhood experience and who want to spend time in a historic area. The request would enhance the neighborhood’s historic importance. The request generally furthers the Central Urban Area Goal.

The goal of the Established Urban Area 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.”

The request generally furthers the Goal of the Established Urban Area because it would help create a quality urban environment, as the property has been remodeled, while perpetuating the historic architectural tradition of the area, which makes Sawmill identifiable as an individual but integrated part of the metropolitan area. The small-scale lodging with a resident on-site, in a neighborhood, contributes to variety and maximum choice in work areas and lifestyles.

Land Use Policies-Developing & Established Urban

Policy II.B.5a: 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 request would contribute to a full range of urban land uses in the area, which is characterized mainly by manufacturing uses, single-family homes, and some commercial uses and cultural uses, because it would introduce a lodging use. Policy II.B.5a-full range of urban land uses, is generally furthered.

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

Improvements have been made to the building and site. Though a small portion of the neighborhood, such improvements generally contribute to strengthening it. Policy II.B.5o-redevelopment of older neighborhoods, is generally furthered.

Policy II.B.5p: Cost-effective redevelopment techniques shall be developed and utilized.

Improvements made to the site can be considered privately funded redevelopment, albeit on a small scale, which is termed a cost-effective redevelopment technique since it does not use public funds (technique #1). The request furthers Policy II.B.5p-cost effective rehabilitation techniques.

Economic Development Policies-

Goal: to “achieve steady and diversified economic development balanced with other important social, cultural and environmental goals.” Applicable policies include:

The request would help promote economic development in a designated Metropolitan Redevelopment Area (MRA), where such development is desired. The lodging use is small-scale (and the owner lives on-site) and is balanced with the cultural goal of promoting the nearby museums and Old Town, and the social goal of spending time in a historic, eclectic part of the City. The request generally furthers the Economic Development Goal.

Policy 2.C.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

The request furthers Policy II.C.6b-local business and recruitment, because it would facilitate further development of a local business.

Policy 2.C.6d: Tourism shall be promoted.

The applicant is active in the boutique tourism industry and, through the request, would help promote tourism by offering a small-scale lodging option to visitors that is in a historic area near many activities. The request furthers Policy II.C.6d-promotion of tourism.

B) SAWMILL/WELLS PARK SECTOR DEVELOPMENT PLAN (RANK III)

The Sawmill/Wells Park Sector Development Plan (SWPSDP) was first adopted in 1978 (the 1978 Plan) and then was revised and adopted in 1996 (Enactment No.128-2002). The SWPSDP generally encompasses properties between Interstate 40 to the north and Mountain Rd. to the south, Rio Grande Blvd. to the west, and properties east of 5th St. on the east. Specific boundaries are shown on p. 2. The subject site is located two blocks west of the Plan's eastern boundary (4th St.).

Action Plans

The intent of the SWPSDP is to address the area's most critical issues, foster positive change and reinforce community stability, vitality and character (p. 1). The Plan, which sets forth public project design policies, land use goals and zoning, contains the following five Action Plan sections:

- Area Character and History Conservation Action Plan
- Housing Development and Improvement Action Plan
- Environmental Protection Action Plan
- Economic Development Action Plan (re: industrial/commercial strategies) contained in the "Sawmill Revitalization Strategy (SRS)" (Appendix C of the Plan)
- Public Project Action Plan (re: infrastructure)

Each Action Plan contains specific projects and implementation strategies to address the issues identified therein and fulfill the intent of the SWPSDP. Staff finds that two Action Plans are relevant and that the request generally furthers them as follows:

- (1) Area Character and History Conservation Action Plan

Item 6- preserve buildings. The applicant purchased the building on the subject site, which has a colorful history in the Sawmill area, and renovated it to be consistent with the New Mexico Vernacular architectural style (1880-1925) shown on p. 85 of the SWPSDP.

- (2) Economic Development Action Plan

The intent is to strengthen the area's mixture of uses. Besides focusing on industrial and commercial revitalization, the economic development strategy encourages strengthening tourist-related businesses, such as the applicant's lodging business, if care is taken to protect residential areas. The small scale of the business (two rooms for rent) and the applicant residing on the property would help ensure compatibility with the surrounding neighborhood (p. 33).

Zoning & Regulations

The SU-2 Special Neighborhood Zone designation establishes land use regulations tailored to the Sawmill/Wells Park area. The general SU-2 regulations (see SWPSDP, p. 83) are intended to conserve and build on the area's distinctive historic and physical characteristics, increase compatibility among housing, institutions, commercial and industrial land and improve the environment adjacent to the public right-of-way. Staff analysis includes the following:

General SU-2 Regulations

1. Regulation compliance, compliance periods and process requirements

Regulation 1.c. Building permit applications for building additions, building renovation, and/or site rehabilitation shall comply with the Sawmill/Wells Park General SU-2 Regulations for those parts of the site undergoing construction.

Regulation 1.d. Site development plans, building elevations and other items required to obtain building permits shall be checked for compliance with Sawmill/Wells Park General SU-2 regulations during the normal submittal processes for the City.

Regulation 1.g. The Environmental Planning Commission (EPC) shall consider all General SU-2 Regulations when reviewing SU-1 zoning applications.

The SWPSDP clearly intends that all additions, renovations and/or rehabilitation efforts comply with the General SU-2 Regulations (1.c). Staff analysis of the proposed site development plan's compliance with applicable General SU-2 regulations, so the EPC can consider them (1.g), is found in Section VI of this report (1.d).

S-R (Sawmill Residential) Zone

Regulation A. Permissive Uses: The following uses are permitted provided applicable General SU-2 Regulations for the Sector Plan area are met.

The S-R zone allows uses listed as permissive in the R-1 zone and certain, specified R-1 conditional uses (see p. 97). Since a lodging use is not allowed, a zone change is needed.

C) SAWMILL/WELLS PARK COMMUNITY METROPOLITAN REDEVELOPMENT AREA (MRA) PLAN

The Sawmill/Wells Park Community Metropolitan Redevelopment Area (MRA) Plan was adopted by the City Council in June 2006 (R-06-100). The goal of this MRA Plan is “to create a community that preserves the historic nature of the neighborhood while retaining a livable, walkable, mixed-use, mixed-income and vibrant economic and residential part of Albuquerque.”

The New Mexico Metropolitan Redevelopment Code (3-60A-1 to 3-60A-48 NMSA 1978) provides cities with the authority to correct conditions in areas or neighborhoods in order to reverse the decline and stagnation. However, such authority can only be applied in designed Metropolitan Redevelopment Areas (MRAs). In 1993, the Sawmill/Wells Park Community MRA boundary was created. As a designated blighted area, Sawmill/Wells Park qualified as appropriate for redevelopment projects under the City's Metropolitan Redevelopment Code.

V. SECTOR DEVELOPMENT PLAN MAP AMENDMENT

RESOLUTION 270-1980 (POLICIES FOR ZONE MAP AMENDMENTS)

Requirements

Resolution 270-1980 outlines policies and requirements for deciding zone map change applications. The applicant must provide sound justification for the proposed change and demonstrate that several tests have been met. The burden is on the applicant to show why a change should be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: 1) there was an error when the existing zone map pattern was created; or 2) changed neighborhood or community conditions justify the change; or 3) a different land use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Justification & Analysis

The zone change justification letter analyzed here, dated November 22, 2016, is a response to Staff's request for a revised justification (see attachment). The subject site is currently zoned SU-2/S-R (Sawmill Residential). A change of zone would constitute an amendment to the Sawmill/Wells Park Sector Development Plan (SWPSDP). The requested zoning is "SU-2/SU-1 for Boarding or Lodging to include the Sale of Beer and Wine for On-premise Consumption". The reason for the request is to allow a small-scale (2 rooms) lodging use to continue to operate on the subject site. The applicant owns the property and lives on-site.

Text of R270-1980 is in regular text. The applicant's justification (summarized) is in *italics*, and Staff's analysis is in ***bold italics***.

A. "A proposed zone change must be found to be consistent with the health, safety, morals and general welfare of the City."

The proposed zone change is consistent with the health, safety, morals, and general welfare of the City because it furthers applicable goals and policies of the Comprehensive Plan, the Sawmill/Wells Park Sector Development Plan and the Sawmill/Wells Park Metropolitan Redevelopment Plan, as demonstrated in the response to Section 1C.

Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers a preponderance of applicable Goals and policies from the Comprehensive Plan and other applicable plans, which the applicant has done in the response to Section 1.C. It's also important to note that the proposed zone change, as a change to an SU-1 zone, is dependent upon an associated site development plan. The response to Section A is sufficient.

B. "Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made."

The property has been a notable structure in the Wells Park neighborhood for many years. The owner is maintaining the stability of the land use by preserving and repurposing the structure. The proposed use would be low density and residential nature. The property sits on the outskirts of the S-R zone and is adjacent to commercial properties.

An important factor in this case is the limited scope of the requested zoning and the fact that the zoning, because an SU-1 is requested, is tied to the site development plan for the as-built building that is not changing. A broader request of zone, to commercial uses or increased residential density, could possibly affect land use stability in the area—though the building has

operated previously as a grocery store and as apartments. The specified use, which would have to be small-scale to fit on the subject site, would be unlikely to adversely affect stability of land use in the area. The applicant has demonstrated that the proposed zone change is justified. The response to Section B is sufficient.

C: “A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.”

Applicant’s Relevant Citations: Comprehensive Plan-Central Urban Goal; Central Urban Policies II.B.6a and 6b; Developing and Established Urban Goal; Land Use policies II.B.5i and II.B.5o; Economic Development Goal, Economic Development Policies II.D.6b and 6d; Sawmill Wells Park Sector Development Plan (SWPSDP) action plans regarding Area Character and History Conservation Issues and Economic Development Strategy.

Staff finds that these citations do not apply: Land Use policies II.B.5d (applies to new development) and 5i (applies to commercial and service uses). Staff notes that MRA plans are not typically used for policy analysis, though the applicant has included analysis of the Sawmill/Wells Park MRA Plan—Redevelopment Plan Goals E and F.

The applicant notes that numerous policies in the Comprehensive Plan and the SWPSDP support the request, and further states that the proposed zone change will enhance the existing business, allow it to serve the tourist market, and support the historic nature of the area by allowing re-use of a historic, renovated building.

Though the test in Section C is whether or not there is “significant conflict” with an adopted element of the Comprehensive Plan or other City master plan such as a sector development plan, since the request is for an SU-1 zone, the more rigorous test of “clearly facilitates” found in Section I, applies. Staff finds the policy citations sufficient overall and concludes that the proposed zone change clearly facilitates realization of the Comprehensive Plan and applicable sector development plan (the SWPSDP).

D. “The applicant must demonstrate that the existing zoning is in appropriate because:

- 1) there was an error when the existing zone map pattern was created, or
- 2) changed neighborhood or community conditions justify the change, or
- 3) a different use category is more advantageous to the community, as articulated in the comprehensive Plan or other City master plan, even though (1) and (2) above do not apply.”

The requested zoning is more advantageous to the community because it will foster the continued use of an existing building that was vacant before the applicant bought and occupied it. It will allow the owner a way to promote the neighborhood with minimal impact and will be a point of community pride, which is better for the community. The request advances the Goals of the Comprehensive Plan.

The applicant cites (D)(3), that a different use category would be more advantageous to the community, and has adequately demonstrated that the existing zoning is inappropriate. The applicant has adequately proven that the proposed, different zone category is more advantageous to the community, based on the policy-based discussion in Section 1C, because the request clearly facilitates a preponderance of applicable Goals and policies. The response to Section D is sufficient.

E. "A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood or the community."

Permissive uses include boarding or lodging house, defined as a dwelling unit containing at least one but not more than five guest rooms where lodging is provided, with or without meals, for compensation; it does not include community residential program or emergency shelter. The SU-2 zone is controlled by a sector development appropriate to a given neighborhood when other zones are inadequate to address special needs, such as the case of this project. This request doesn't include any new uses that would be harmful to adjacent properties. The boutique nature of the business means a negligible impact on neighboring properties.

The narrowly defined SU-2 for SU-1 zoning would allow only the specified boarding and lodging use, with sale of beer and wine for on-premise consumption, as detailed on the as-built site development plan. Other uses that could be considered harmful in the subject site's setting would not be allowed. The response to Section E is sufficient.

F. "A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the City may be:

- 1) denied due to lack of capital funds, or
- 2) granted with the implicit understanding that the City is not bound to provide the capital improvements on any special schedule."

The proposed zone change will not require any unprogrammed capital expenditures by the City. The applicant owns the property and all future modifications and improvements will be funded by him.

The request would not require major or unprogrammed capital expenditures by the City. The response to Section F is sufficient.

G. "The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone."

While economic considerations are always a factor, they are not the determining factor in this case. The request is justified and meets the required criteria, the goals of the Comprehensive Plan, and will allow the existing business to remain in the area that has been developing as a more desirable part of the City.

Economic considerations are a factor, but the applicant is not using them as the determining factor for the request. The response to Section G is sufficient.

H: "Location on a collector or major street is not in itself sufficient justification of apartment, office or commercial zoning."

While Bellamah Ave. is designated a Major Collector by the Long Range Roadway System Map, the request is not being justified based on location on a collector or major street.

The subject site's location on a major collector street (Bellamah Ave.) is not being used, in itself, as justification for the zone change. The response to Section H is sufficient.

I: "A zone change request which would give a zone different from surrounding zoning to one small area, especially when only premise is involved, is generally called a 'spot zone'. Such a change of zone may be approved only when:

- 1) the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan, or
- 2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones, because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic or special adverse land uses nearby, or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone."

The proposed zone change request is considered a spot zone. The proposed zoning is appropriate because it furthers the Comprehensive Plan, Sector Plan, and MRA Plan policies as referenced at length in Section C of this letter.

The SU-1 zone creates a spot zone by definition; however, it is required to be a justifiable spot zone according to reason 1) or reason 2). The applicant has demonstrated in the response to Section C that the proposed zone change would clearly facilitate realization of the Comprehensive Plan and the SWPSDP (1). The response to Section I is sufficient.

J: "A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called 'strip zoning'. Strip commercial zoning will be approved only where:

- 1) the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan, and
- 2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby."

The concept of strip zoning is not applicable to the request.

The request would not result in a strip zone. Though the subject site could be considered a “strip of land along a street”, the zoning would not be commercial. The response to Section J is sufficient.

Staff Conclusion

Staff finds that the applicant has adequately justified the sector development plan map amendment (zone change) pursuant to R270-1980. The policy-based and thorough response to Section C demonstrates that the request clearly facilitates realization of applicable Goals and policies in the Comprehensive Plan and the Sawmill/Wells Park Sector Development Plan (SWPSDP)(Sections C and J). For these reasons, Staff recommends approval of the sector development plan map amendment (zone change) request.

VI. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT- “AS BUILT” & PROCESS

A site development plan is required for a zone change to an SU-1 Zone pursuant to §14-16-2-22-(A)(1).

Zoning Code §14-16-3-11 states, “...Site Development Plans are expected to meet the requirements of adopted city policies and procedures.” The applicant has provided an “as built” site development plan for building permit (see attachment) which Staff has reviewed.

The General SU-2 Regulations in the Sawmill Wells Park Sector Development Plan (SWPSDP) apply. Building permit applications for building additions, building renovation and/or site rehabilitation shall comply with the General SU-2 Regulations. Site development plans, and other items for which a building permit was required, also trigger compliance (p. 83). In some instances, minor revisions are needed.

Note: Since an SU-1 zone is requested, precise documentation of what exists on the site is very important for two reasons: 1) with an SU-1 zone, items not specified on the site development plan are not allowed; and 2) so the site development plan won't have to be amended later.

Site Plan Layout / Configuration

The subject site is located on Bellamah Ave., just east of 12th St. The existing building, built sometime in the 1880s (see History section of this report) fronts Bellamah Ave. NW. The parking area is on the site's eastern side, as is a larger unused area.

Refuse Enclosure: The subject site is already set up for residential service. SWPSDP General SU-2 Regulation 5e requires that trash collection areas be screened according to the Solid Waste Ordinance. The trash enclosures need to be stored out-of-view.

Vehicular Access, Circulation & Parking

The subject site is accessed from Kinley Ave. NW via an existing driveway, which is gated. Vehicles cannot circulate around the site. There are pedestrian gates on the site's northern and southern sides.

Parking: Because the requested zoning is SU-1, off-street parking is decided by the EPC pursuant to Zoning Code §14-16-2-22, Special Use Zone. Zoning Code §14-16-3-1, Off Street Parking Regulations, can be used to calculate parking for a boarding or lodging house: one space is required for each two guest rooms. The property has two guest rooms, so one parking space is required. Since the applicant resides on-site, one space per bath is required. Therefore, required parking is two spaces.

Currently, parking is available in the large driveway on the site's western end and along Bellamah Ave. NW, though the individual spaces are not marked. There is sufficient room for three spaces. Bicycle parking is not required because the threshold is 5 or more dwelling units (4 are on site). Motorcycle spaces are not required for residential uses. Handicap spaces are not required because there is no increase in parking needed due to new construction or renovation [see Zoning Code §14-16-3-1, Off-Street Parking Regulations].

Parking calculations need to be shown. A Traffic Impact Study (TIS) was not required.

SWPSDP General SU-2 Regulation 5i requires that screening of off-street parking areas of more than three vehicles with a 3 foot high solid fence or wall (p. 92). The applicant's driveway would fit 3 vehicles maximum and parking is available on-street, so the requirement doesn't apply.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian access is possible from Bellamah Ave. NW on the northern side of the subject site and from 11th St. NW on the south side. A pedestrian pathway connects the pedestrian gates. The subject site complies with SWPSDP General SU-2 Regulation 7, since the part of the site used by customers is connected to the sidewalk along Bellamah Ave. NW.

Albuquerque Ride Route #36-Twelfth St., passes the subject site on 12th St. The #36 offers service from morning to evening and on Saturdays.

Walls/Fences

A 6-foot latilla (coyote) fence with columns encloses the northern patio area (about half the front of the subject site). The back is screened with an 8-foot, painted CMU wall, a latilla fence on both sides of the pedestrian gate, and chain link fence surrounds the undeveloped yard. A fence detail for both is needed. SWSDP General SU-2 Regulation 5.1 prohibits unfinished block walls. The existing walls comply, but the color and finish need to be called out.

Lighting and Security

There is a light pole on the southern side of the subject site. Building-mounted lights are at each door, mounted at about 7 feet, and there is lighting under the portico. Both are shielded.

Landscaping

The subject site has landscaping between the existing fence and the sidewalk, which the applicant installed. General SU-2 Regulation 5.n requires that a minimum of 75% of the ground area between the wall and the public right-of-way be covered with live plant material. The landscaping

includes grasses, vines on the fence, and street trees along Bellamah Ave. The vacant portion of the site, at its eastern end, has been cleaned up but is not developed yet.

A variety of trees, shrubs, accent plants, and flowering plants exists on the subject site. The applicant plans on installing a drip irrigation system. Landscape beds should be dimensioned and landscaping calculations provided. although Zoning Code 14-16-3-10, Landscaping Regulations Applicable to Apartment and Non-Residential Development do not apply because no building addition over 200 sf is proposed on the subject site.

Grading & Drainage Plan

The subject site is already developed and is flat. A grading & drainage plan was not included. If determined necessary by the City Hydrologist, a grading and drainage plan will be needed.

Utility Plans

The subject site is already served by utilities-water lines and sanitary sewer lines. Information regarding these, and any easements, should be mentioned as a note on site plan.

Architecture & Design

The main building entrance, which used to be a grocery store front, faces west. Apartments used to be attached in the back. There are patio areas on the building's eastern and northern sides for guest use.

The existing building retains its character because the New Mexico Vernacular/Western Victorian architectural style (1880-1925), shown on p. 85 of the SWPSDP, was maintained with the applicant's remodeling efforts.

The building is made of adobe and has a white pitched roof, tan stucco, and white painted details. The roof is corrugated metal. The height is approximately 17.5 feet on the western elevation and approximately 12.75 feet on the northern elevation, which faces Bellamah Ave. NW.

Signage

No signage exists; the property appears to be a residential dwelling.

Process

The site development plan is for an existing, "as built" site. Minor revisions are needed for clarification and documentation. Staff has determined that it is not necessary for the site development plan to go to the Development Review Board (DRB). All infrastructure is already in place.

Staff requests that the EPC delegate its approval authority for the site development plan to Staff, so that the "as built" site development plan can be approved administratively. Staff will check the revised site development plan for compliance with the EPC's conditions of approval. Routing to Staff from Transportation, Utilities and Hydrology is part of the administrative approval (AA) process.

VII. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

City Departments and other agencies reviewed this application from 10/31/'16 to 11/16/'16. Department of Municipal Development Staff commented regarding Kinley Ave., a local street on the subject site's southern side, which does not have sufficient ROW (50' is the minimum and it appears to be 20'). This is an adverse traffic condition. They also noted that Bellamah Ave. is planned to be a bicycle Route.

Long Range Planning Staff note that subject site's trapezoidal shape may be appropriate for SU-1 zoning. This zone provides suitable sites for uses that are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons. Agency comments begin on p. 23.

Neighborhood/Public

The affected neighborhood organization is the Wells Park Neighborhood Association (NA), which was notified. Property owners within 100 feet of the subject site were also notified, as required. A facilitated meeting was offered, but declined by the NA (see attachment). On November 18, 2016, a neighbor called Staff to ask about the project and the process. Another neighbor called, for the same reasons, on November 30, 2016. Staff has not received any correspondence as of this writing.

VIII. CONCLUSION

This request is for a sector development plan map amendment (zone change) and an associated "as built" site development plan for building permit for an approximately 0.51 acre site on Bellamah Ave. NW, just east of 12th St. NW.

The applicant proposes to change the subject site's zoning from "SU-2/SR (Sawmill Residential)" to "SU-2/SU-1 for Boarding or Lodging to include the Sale of Beer and Wine for On-premise Consumption". The applicant has renovated the building, which is operating as a lodging use. A zone change is needed to allow the existing use, and to create zoning that is compatible with the applicant's recently-obtained liquor license, which allows up to two beers to be consumed on-premise by patrons.

The sector development plan map amendment (zone change) has been adequately justified pursuant to R270-1980. Overall, the request generally furthers relevant Comprehensive Plan and SWPSDP policies. Conditions of approval are needed to create compliance with some SU-2 General Regulations and to clarify the as-built site development plan for building permit.

A facilitated meeting was offered, but declined by the NA. Two neighbors called Staff to ask about the project and the process. Staff has not received any correspondence of this writing.

Staff recommends approval of the zone change and the associated site development plan for building permit, with delegation of the EPC's approval authority to Staff (administrative approval) for the site development plan.

FINDINGS - 16EPC-40068, December 08, 2016- Sector Development Plan Map Amendment (Zone Change)

1. The subject request is for a sector development plan map amendment (zone change) for Lot 1-A, Block 6, Plat of Lot 1-A, Block 6 of the Albright-Moore Addition, an approximately 0.08 acre site located at the southeast corner of Sixth Street NW and Kinley Avenue NW. The subject site is within the boundaries of the Central Urban Area of the Comprehensive Plan and the Sawmill/Wells Park Sector Development Plan (SWPSDP).
2. The sector development plan map amendment request is for a change from SU-2 for S-R (Sawmill Residential) to “SU-2 for SU-1 for Residential, Law Office, Court Reporter, Accountant, Architect, Engineer and/or Doctor Office” to allow the continued operation of an existing law office.
3. The applicant is pursuing a zone change because, when going through the liquor license process, he was not able to obtain a City of Albuquerque liquor permit because the property was not zoned correctly for its use.
4. The subject request is accompanied by an as-built site development plan for building permit (16EPC-40069) as required pursuant to the SU-1 Zone, §14-16-2-22(A)(6).
5. The Environmental Planning Commission (EPC) is the approval authority. The subject request is not required to be transmitted to the City Council because, although in a sector development plan area, it’s not greater than 10 acres in size. This is a quasi-judicial matter.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the Sawmill/Wells Park Sector Development Plan (SWPSDP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers the following Comprehensive Plan Goals:
 - A. Central Urban Area Goal. The request would help promote the Central Urban Area as a focus for arts and cultural activities because it would provide a lodging option for tourists who are seeking a small-scale neighborhood experience and who want to spend time in a historic area. The request would enhance the neighborhood’s historic importance.
 - B. Established Urban Area Goal. The request would help create a quality urban environment, as the property has been remodeled, while perpetuating the historic architectural tradition of the area, which makes Sawmill identifiable as an individual but integrated part of the metropolitan area. The small-scale lodging with a resident on-site, in a neighborhood, contributes to variety and maximum choice in work areas and lifestyles.
8. The request furthers the Economic Development Goal and the following economic development policies:

- A. Goal. The request would help promote economic development in a designated Metropolitan Redevelopment Area (MRA), where such development is desired. The lodging use is small-scale (and the owner lives on-site) and is balanced with the cultural goal of promoting the nearby museums and Old Town, and the social goal of spending time in a historic, eclectic part of the City.
 - B. Policy 2.C.6b-local business and recruitment. The request would facilitate further development of a local business enterprise.
 - C. Policy 2.C.6d-promotion of tourism. The applicant is active in the boutique tourism industry and, through the request, would help promote tourism by offering a small-scale lodging option to visitors that is in a historic area near many activities.
9. The request furthers the following Comprehensive Plan Land Use Policies:
- A. Policy II.B.5a- full range of urban land uses. The request would contribute to a full range of urban land uses in the area, which is characterized mainly by manufacturing uses, single-family homes, and some commercial uses and cultural uses, because it would introduce a lodging use.
 - B. Policy II.B.5o- redevelopment of older neighborhoods. Improvements have been made to the building and site. Though a small portion of the neighborhood, such improvements generally contribute to strengthening it.
 - C. Policy II.B.5p- cost effective rehabilitation techniques. Improvements made to the site can be considered privately funded redevelopment, albeit on a small scale, which is termed a cost-effective redevelopment technique since it does not use public funds (technique #1).
10. Regarding the SWPSDP, the request furthers the Area Character and History Conservation Action Plan and the Economic Development Action Plan as follows:
- A. Area Character and History Conservation Action Plan. The applicant purchased and renovated the building on the subject site, which has a colorful history in the Sawmill area, and maintained the New Mexico Vernacular architectural style.
 - B. Economic Development Action Plan. The economic development strategy intends to strengthen the area's mixture of uses and encourages strengthening tourist-related businesses, such as the applicant's lodging business, if care is taken to protect residential areas. The small scale of the business (two rooms for rent) and the applicant residing on the property would help ensure compatibility with the surrounding neighborhood.
11. The applicant has adequately justified the sector development plan map amendment (zone change) request pursuant to Resolution 270-1980:

- A. Section A: The proposed zoning is limited to uses that will not harm the adjacent property or community and has been demonstrated to be consistent with applicable policies and intentions in the Comprehensive Plan and the Sawmill/Wells Park Sector Development Plan (SWPSDP). Therefore, the proposed sector development plan amendment is consistent with the health, safety, morals and general welfare of the City.
 - B. Section B: The uses allowed by the proposed zoning would be unlikely to adversely affect stability of land use and zoning and, as the applicant demonstrated, are justified pursuant to R270-1980.
 - C. Section C: Since the request is for an SU-1 zone, the “clearly facilitates” test (see Section 1I) applies and overrides the less rigorous “no significant conflict” test. The applicant has provided a thorough, policy-based discussion to demonstrate that the proposed zone change clearly facilitates realization of the Comprehensive Plan and applicable sector development plan (the SWPSDP).
 - D. Section D: The applicant has adequately demonstrated that a different use category would be more advantageous to the community (D)(3), and that the existing zoning is inappropriate. The proposed, different zone category is more advantageous to the community, based on the policy-based discussion in Section 1C, because the request clearly facilitates a preponderance of applicable Goals and policies.
 - E. Section E: The proposed SU-1 zoning is narrow in scope and would only allow the uses in the zoning descriptor and as shown on the associated, as-built site development plan. The uses would not harm the community, neighborhood or adjacent property. Other uses that could be considered harmful in the subject site’s setting would not be allowed.
 - F. Section F: The proposed zone change requires no capital expenditures by the City.
 - G. Section G: Economic considerations pertaining to the applicant are a factor in the zone change request, but the applicant is not raising them as the determining factor.
 - H. Section H: Location on a collector or major street is not used as justification for this request.
 - I. Section I: The requested SU-1 zoning is a justifiable spot zone because the applicant has demonstrated, in the policy-based and thorough response to Section 1C, that the request will clearly facilitate realization of the Comprehensive Plan and the SWPSDP.
 - J. Section 1J: The request is for a single lot and not a strip of land, and therefore would not result in a “strip zone”.
12. The applicant has adequately justified the sector development plan map amendment (zone change) pursuant to R270-1980. The response to Section C provides a policy-based explanation of how the request aligns with applicable Comprehensive Plan policies and intentions in the Sawmill/Wells Park Sector Development Plan (SWPSDP), and supports the reasoning that a different zoning

category would be more advantageous to the community (Section D). The remaining sections (A, B, E-I) are sufficiently addressed.

13. The affected neighborhood organization is the Wells Park Neighborhood Association (NA), which was notified. Property owners within 100 feet of the subject site were also notified, as required. A facilitated meeting was offered, but declined by the NA . On November 18, 2016, a neighbor called Staff to ask about the project and the process. Staff has not received any correspondence and, as of this writing, has not heard anything further.

RECOMMENDATION - 16EPC-40068, December 08, 2016- Sector Development Plan Map Amendment (Zone Change)

APPROVAL of 16EPC-40068, a request for a sector development plan map amendment from SU-2 for S-R (Sawmill Residential) to “SU-2 for SU-1 for Boarding or Lodging to include the Sale of Beer and Wine for On-premise Consumption” for Tract A, Plat of Lands of Charles B. Gonzales, an approximately 0.51 acre site located on Bellamah Ave. NW, between 12th St. NW and 8th St. NW, based on the preceding Findings and subject to the following Condition of Approval.

CONDITION OF APPROVAL - 16EPC-40068, December 08, 2016–Sector Development Plan Map Amendment (Zone Change)

1. Final approval of the accompanying site development plan for building permit (16EPC-40069) is required. The EPC delegates its approval authority to Staff through the administrative approval (AA) process, meaning that the applicant is required to apply for an AA instead of go to the Development Review Board (DRB).

FINDINGS -16EPC-40069, December 08, 2016-Site Development Plan for Building Permit (as-built)

1. The subject request is for a site development plan for building permit for Lot 1-A, Block 6, Plat of Lot 1-A, Block 6 of the Albright-Moore Addition, an approximately 0.08 acre site located at the southeast corner of Sixth Street NW and Kinley Avenue NW. The subject site is within the boundaries of the Central Urban Area of the Comprehensive Plan and the Sawmill/Wells Park Sector Development Plan (SWPSDP).
2. The subject request is accompanied by a sector development plan map amendment (zone change) request (16EPC-40068). The sector development plan map amendment request is justified pursuant to R270-1980.

3. The Albuquerque/Bernalillo County Comprehensive Plan, the Sawmill/Wells Park Sector Development Plan (SWPSDP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

4. The request furthers the following Comprehensive Plan Goals:
 - A. Central Urban Area Goal. The request would help promote the Central Urban Area as a focus for arts and cultural activities because it would provide a lodging option for tourists who are seeking a small-scale neighborhood experience and who want to spend time in a historic area. The request would enhance the neighborhood's historic importance.
 - B. Established Urban Area Goal. The request would help create a quality urban environment, as the property has been remodeled, while perpetuating the historic architectural tradition of the area, which makes Sawmill identifiable as an individual but integrated part of the metropolitan area. The small-scale lodging with a resident on-site, in a neighborhood, contributes to variety and maximum choice in work areas and lifestyles.

5. The request furthers the Economic Development Goal and the following economic development policies:
 - A. Goal. The request would help promote economic development in a designated Metropolitan Redevelopment Area (MRA), where such development is desired. The lodging use is small-scale (and the owner lives on-site) and is balanced with the cultural goal of promoting the nearby museums and Old Town, and the social goal of spending time in a historic, eclectic part of the City.
 - B. Policy 2.C.6b-local business and recruitment. The request would facilitate further development of a local business enterprise.
 - C. Policy 2.C.6d-promotion of tourism. The applicant is active in the boutique tourism industry and, through the request, would help promote tourism by offering a small-scale lodging option to visitors that is in a historic area near many activities.

6. The request furthers the following Comprehensive Plan Land Use Policies:
 - A. Policy II.B.5a- full range of urban land uses. The request would contribute to a full range of urban land uses in the area, which is characterized mainly by manufacturing uses, single-family homes, and some commercial uses and cultural uses, because it would introduce a lodging use.
 - B. Policy II.B.5o- redevelopment of older neighborhoods. Improvements have been made to the building and site. Though a small portion of the neighborhood, such improvements generally contribute to strengthening it.
 - C. Policy II.B.5p- cost effective rehabilitation techniques. Improvements made to the site can be considered privately funded redevelopment, albeit on a small scale, which is termed a cost-effective redevelopment technique since it does not use public funds (technique #1).

7. Regarding the SWPSDP, the request furthers the Area Character and History Conservation Action Plan and the Economic Development Action Plan as follows:
 - A. Area Character and History Conservation Action Plan. The applicant purchased and renovated the building on the subject site, which has a colorful history in the Sawmill area, and maintained the New Mexico Vernacular architectural style.
 - B. Economic Development Action Plan. The economic development strategy intends to strengthen the area's mixture of uses and encourages strengthening tourist-related businesses, such as the applicant's lodging business, if care is taken to protect residential areas. The small scale of the business (two rooms for rent) and the applicant residing on the property would help ensure compatibility with the surrounding neighborhood.
8. The as-built site development plan complies with the applicable General SU-2 Regulations in the Sawmill/Wells Park Sector Development Plan (SWPSDP).
9. The affected neighborhood organization is the Wells Park Neighborhood Association (NA), which was notified. Property owners within 100 feet of the subject site were also notified, as required. A facilitated meeting was offered, but declined by the NA. On November 18, 2016, a neighbor called Staff to ask about the project and the process. Staff has not received any correspondence and, as of this writing, has not heard anything further.

RECOMMENDATION - 16EPC-40069, December 08, 2016

APPROVAL of 16EPC-40069, a Site Development Plan for Building Permit for Tract A, Plat of Lands of Charles B. Gonzales, an approximately 0.51 acre site located on Bellamah Ave. NW, between 12th St. NW and 8th St. NW, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL -16EPC-40069, December 08, 2016- Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan Staff through the administrative approval (AA) process, meaning that the applicant is required to apply for an AA instead of go to the Development Review Board (DRB). Staff 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 final sign-off, may result in forfeiture of approvals.
2. Prior to final approval, the applicant shall meet with the Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided at the time of application.

3. Landscaping:

- A. Refer to the Planting Plan as a Landscaping Plan.
- B. Distinguish between what is existing and what is proposed, if anything.
- C. Indicate the approximate square footage of landscaping beds.
- D. Provide landscaping calculations.

4. Clarification:

- A. Add a note regarding refuse collection and screening.
- B. Dimension the building.
- C. Specify material and color of the CMU wall.

5. CONDITIONS FROM THE CITY ENGINEER (TRANSPORTATION):

- A. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
- B. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria.
- C. Please add the following note to Site Plan for BP and Landscaping Plan: "Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

6. CONDITION FROM PNM:

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

Catalina Lehner

**Catalina Lehner, AICP
Senior Planner**

Notice of Decision cc list

cc: Jesse Herron, 1100 Beallamah Ave NW, ABQ, NM 87104
Wells Park NA, Mark Horst, 1114 7th St. NW, Albuquerque, NM 87102
Wells Park NA, Doreen McKnight, 1426 7th St. NW, Albuquerque, NM 87102

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Note: Though comments from Code Enforcement staff weren't received, Staff has worked with them to ensure that the zoning descriptor requested matches the use.

Office of Neighborhood Coordination

Wells Park NA (R)

Proof provided in packet that Agent/Applicant did contact ONC for their Inquiry Letter on 10/24/16 – dlc

Proof provided in packet that Agent/Applicant did send out certified mail to the NAs on 10/27/16 – dlc

11/10/16 – Recommended for Facilitation – dlc

Long Range Planning

The trapezoidal shaped site may be appropriate for SU-1 zoning. This zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.

CITY ENGINEER

Transportation Development

No objection to the request.

Hydrology Development

No adverse comments

New Mexico Department of Transportation (NMDOT)

No objections

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Per MRCOG's 2040 Long Range Roadway System Map, Bellamah Ave. is a Major Collector. Along the south side of the site, Kinley Ave. is a local street. Minimum R/W width for a local street like Kinley is typically about 50 feet. Per MRCOG's 2040 Long Range Bikeway System Map, Bellamah Ave. is planned to be a Bicycle Route.

Kinley Ave. intersects 11th St. just south of the subject property. The existing right-of-way width of 11th St. is approximately 50 feet, while the existing R/W width of Kinley Ave. appears to be less than 20 feet. Kinley's lack of sufficient R/W has created a deficient geometric condition at this intersection that currently results in an adverse traffic condition. The applicant should be required to dedicate one-

half of the additional R/W needed for Kinley to become a compliant local street. Further consultation with the Traffic Engineer may be necessary.

Traffic Engineering Operations (Department of Municipal Development)

No comments received.

Street Maintenance (Department of Municipal Development)

No comments received.

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:

1. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria.
3. Please add the following note to Site Plan for BP and Landscaping Plan: "Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

WATER UTILITY AUTHORITY

Utility Services The following are the comments:

1. 16EPC-40068 Zone Map Amendment (Zone Change)
 - a. No comments.
2. 16EPC-40069 Site Development Plan for Subdivision
 - a. The site is currently being served and has been served since March 1, 1976.
 - a. If additional service is desired, request an availability statement at the link below.
Request shall include fire marshal requirements.
 - b. http://www.abcwua.org/Availability_Statements.aspx

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Reviewed, no comments.

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division- No comment

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Near Indian School and Rio Grande Boulevard Enhanced Transit Corridors. Route 36. Route 36 is a one-way counter-clockwise loop. Nearest stop is at 12th and Bellamah.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed. No comment.

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impact to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

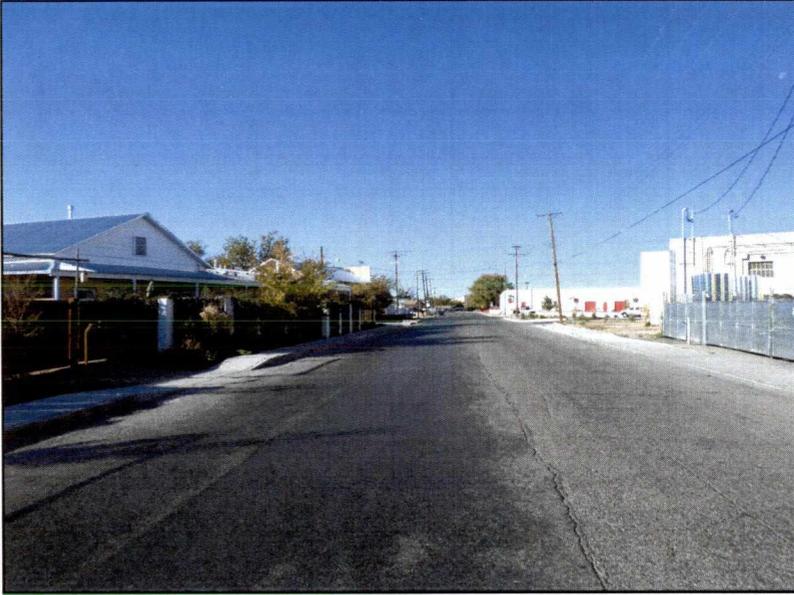


Figure 1: Looking W down Bellamah Ave. NW. The subject site is on the right-hand side (south side).

Figure 2: Looking SW, at the subject site, from Bellamah Ave. NW.

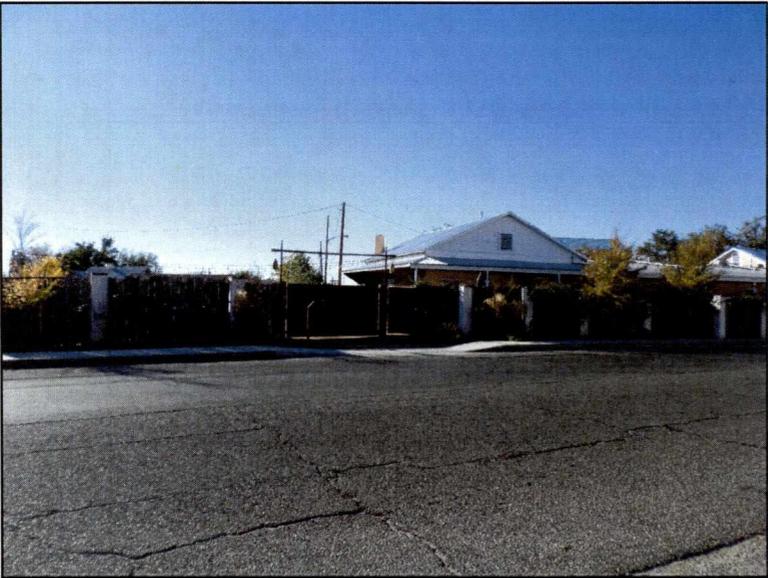


Figure 3: Looking SE at the front of the subject site, which once was a grocery store, from Bellamah Ave. NW.



Figure 4: Looking S at the patio area and the unused area of the subject site, from Bellamah Ave. NW.

Figure 5: Looking E down Bellamah Ave. NW. The subject site is on the right-hand side (south side).

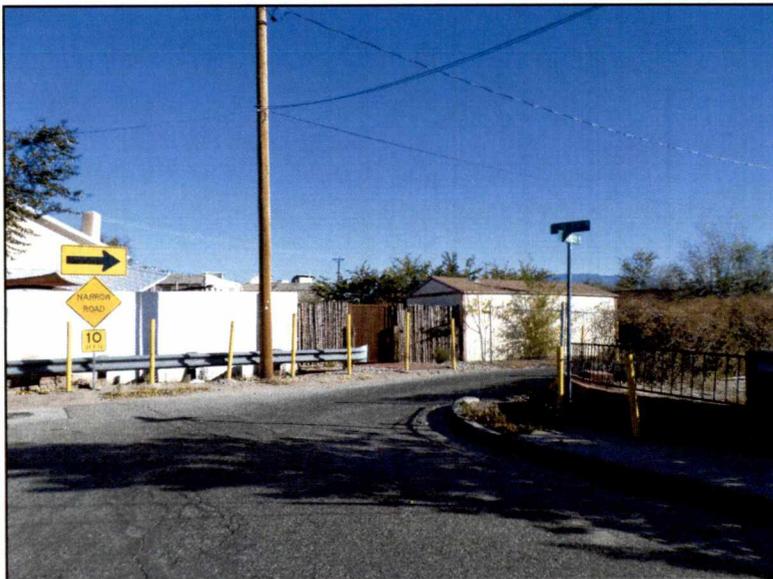
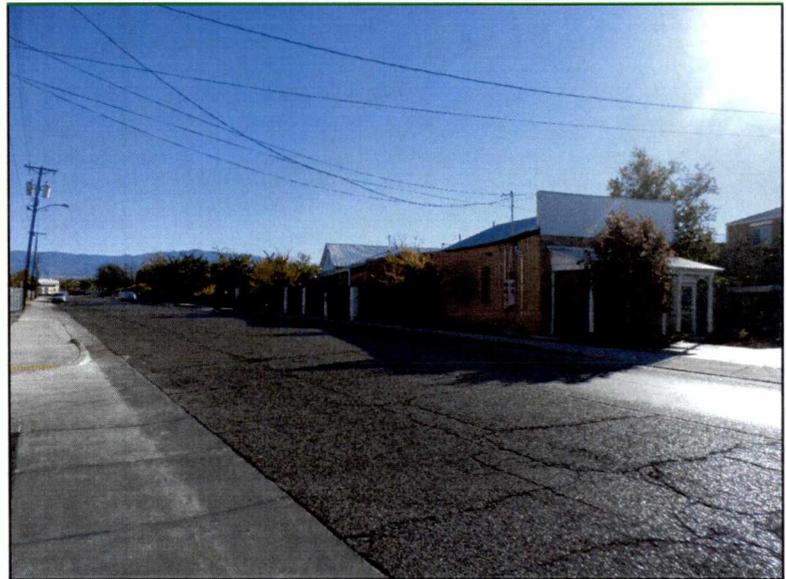


Figure 6: Looking NE at the subject site, from the intersection of 11th St. and Kinley Ave. NW.

HISTORY

ZONING

Please refer to the Zoning Code for specifics of
the SU-1 zone

APPENDIX B

ENACTMENT 270-1980

ADOPTING POLICIES FOR ZONE MAP CHANGE APPLICATIONS AND APPEALS OF ENVIRONMENTAL PLANNING COMMISSION DECISIONS; SUPERSEDING CITY COUNCIL RESOLUTIONS 217-1975 AND 182-1978 RELATING TO ZONE CHANGE APPLICATIONS AND APPEALS.

WHEREAS, the usefulness of the Comprehensive City Zoning Code in implementing the City's Comprehensive Plan and promoting health, safety, morals, and general welfare is enhanced by a reasonable flexibility in order to deal reasonably with changes in the physical, economic, and sociological aspects of the city; and

WHEREAS, certain general policies for consideration of zone map changes and other zoning regulation changes should be recognized as determinative.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. The following policies for deciding zone map change applications pursuant to the Comprehensive City Zoning Code are hereby adopted:

A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

B. Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.

D. The applicant must demonstrate that the existing zoning is inappropriate because;

- (1) there was an error when the existing zone map pattern was created, or
- (2) changed neighborhood or community conditions justify the change, or
- (3) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply.

E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood or the community.

F. A proposed zone change which, to be utilized through land development, requires major and un-programmed capital expenditures by the City may be;

- (1) denied due to lack of capital funds, or

(2) granted with the implicit understanding that the City is not bound to provide the capital improvements on any special schedule.

G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

H. Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when;

(1) the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan, or

(2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises make the site unsuitable for the uses allowed in any adjacent zone.

J. A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where;

(1) the change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan, and

(2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

Section 2. City Council Resolutions 217-1975 and 182-1978 adopting policies for zone map change applications and appeals of (the) Environmental Planning Commission are hereby superseded.

APPLICATION IN FORMATION



SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

Professional/Agent (if any): N/A PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____
 APPLICANT: Jesse Herron PHONE: 505-453-5161
 ADDRESS: 1100 Bellamah Ave NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: info@paintedladyabg.com
 Proprietary interest in site: 100% List all owners: Jesse Herron

DESCRIPTION OF REQUEST: change to ^{SU-2} zoning. to allow for use as a boarding or lodging house.

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

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

Lot or Tract No. Tract A plat of lands of Charles B. Gonzalez Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: ~~R-5-R~~ Proposed zoning: SU-2 for boarding or lodging house MRGCD Map No _____
 Zone Atlas page(s): J-13 UPC Code: 101305851845912101

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____
Project #1010152

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: _____ No. of proposed lots: _____ Total site area (acres): .5024
 LOCATION OF PROPERTY BY STREETS: On or Near: Bellamah Ave
 Between: 12th St. and 8th St.
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 10/11/16

SIGNATURE

Jesse Herron DATE 10/26/16
 (Print Name) Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/>	All checklists are complete	<u>16EPC 40068</u>	<u>AZM</u>	_____	\$ <u>240.00</u>
<input type="checkbox"/>	All fees have been collected	<u>11EPC 40069</u>	<u>SPS</u>	_____	\$ <u>385.00</u>
<input type="checkbox"/>	All case #s are assigned	_____	_____	_____	\$ <u>75.00</u>
<input type="checkbox"/>	AGIS copy has been sent	_____	_____	_____	\$ <u>30.00</u>
<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	_____	_____	_____	Total
<input type="checkbox"/>	F.H.D.P. fee rebate	_____	_____	_____	\$ <u>750.00</u>

Hearing date December 8, 2016

Vog

10-27-16

Project # 1010152

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

ANNEXATION (EPC08)

- Application for zone map amendment including those submittal requirements (see below).
Annexation and establishment of zoning must be applied for simultaneously.
 - Petition for Annexation Form and necessary attachments
 - Zone Atlas map with the entire property(ies) clearly outlined and indicated
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
 - Letter describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
 - Letter of authorization from the property owner if application is submitted by an agent
 - Board of County Commissioners (BCC) Notice of Decision
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

- SDP PHASE I – DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
- SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
- SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
 - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
 - Zone Atlas map with the entire plan area clearly outlined and indicated
 - Letter describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
 - Traffic Impact Study (TIS) form (for EPC public hearing only)
 - Fee for EPC final approval only (see schedule)
 - List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings.* Your attendance is required.

AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)

- Zone Atlas map with the entire property clearly outlined and indicated
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

- AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)**
- AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)**

- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - Plan to be amended with materials to be changed noted and marked
 - Zone Atlas map with the entire plan/amendment area clearly outlined
 - Letter of authorization from the property owner if application is submitted by an agent (map change only)
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
 - Traffic Impact Study (TIS) form
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
 - Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
 - Letter describing, explaining, and justifying the request
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

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

Jesse Herron
Applicant name (print)

[Signature] 10/27/16
Applicant signature & Date



Revised: June 2011

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

Application case numbers
16EPC - 40068

[Signature] 10-27-16
Staff signature & Date

Project # 1010152

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
 - IP MASTER DEVELOPMENT PLAN (EPC11)**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - Sign Posting Agreement
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**
- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **20 copies**
- Site Plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision and/or Building Permit Checklist
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
- Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
- Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
- Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
- Registered engineer or architect's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
- DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
- Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

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

Jesse Herron
Applicant name (print)
[Signature] 10/27/16
Applicant signature / date



Form revised November 2010

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
16EPC - 400169

[Signature] 10-27-16
Planner signature / date
Project #: 1010152

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Jesse Herron DATE OF REQUEST: 10/21/16 ZONE ATLAS PAGE(S): J-13-7

CURRENT: ZONING S-R LEGAL DESCRIPTION: Tract & plat of lands of Charles B
PARCEL SIZE (AC/SQ. FT.) .5024 LOT OR TRACT # A BLOCK # Gonzales
SUBDIVISION NAME _____

REQUESTED CITY ACTION(S):
ANNEXATION [] SITE DEVELOPMENT PLAN:
ZONE CHANGE [] From S-R To SU-2 SUBDIVISION* [] AMENDMENT []
SECTOR, AREA, FAC, COMP PLAN [] BUILDING PERMIT [] ACCESS PERMIT []
AMENDMENT (Map/Text) [] BUILDING PURPOSES [] OTHER []
*includes platting actions

PROPOSED DEVELOPMENT: NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION [] EXPANSION OF EXISTING DEVELOPMENT []
GENERAL DESCRIPTION OF ACTION:
OF UNITS: 4
BUILDING SIZE: 3,000 (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE [Signature] DATE 10/21/16
(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [] BORDERLINE []
THRESHOLDS MET? YES [] NO [] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature] TRAFFIC ENGINEER 10/21/16 DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED ___/___/___ TRAFFIC ENGINEER _____ DATE _____
-FINALIZED ___/___/___

November 22, 2016

Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

**Re: Zone Map Amendment: TR A Plat of Lands of Charles B Gonzales Cont 0.5024 AC
M/LOR 21,885 sq ft M/L - Zone Map J-13**

Dear Environmental Planning Commission Board Members:

The purpose of this letter is to provide justification for a request for a Zone Map Amendment for the property located at 1100 Bellamah Ave NW. The current zoning for the .5204-acre parcel is S-R. The request is to change the existing zoning to *SU-2/SU-1 for Boarding or Lodging to include the sale of beer and wine for on-premise consumption.*

PROPERTY BEFORE REHABILITATION

The property was originally built in 1881 as a lodging establishment located on the outskirts of New Town Albuquerque. By 1903, the American Lumber Company had opened immediately north of the property. Around the same time, the Swastika Saloon (offering “Fine Wines, Liquors and Cigars” – see Exhibit B) was built and adjoined to the west end of the property. The saloon, with its own drinking chant (see Exhibit B) promoted itself as a dance hall with a “wine room in connection.” Wine room was a code word at the time that was synonymous with “brothel.” The influx of workers, and a 5-1 ratio of men to women, ensured that the 8-room brothel was at full capacity. The west end of the property later turned into Charlie’s Grocery, closing in the 1970’s, with apartments attached.

The current owner, Jesse Herron, purchased the property in February of 2014. The home had been turned into a triplex somewhere along the way. It also served as low-income apartments for a significant stretch of its existence. When Herron purchased the property, it had been on the market (and vacant) for over a year. With bars on the windows and a chain link fence around the dirt and weed lot, it was doing a good job of keeping prying eyes out while simultaneously serving as an effective eyesore in the neighborhood. Immediately after purchasing the property and securing a construction loan, Herron began what would become a nearly 2-year rehabilitation project on the historic brothel. See Exhibit C for a before and after look at the property.

The property is currently a very successful vacation rental option for visitors; its listing on the popular vacation rental site AirBnB.com has fifty 5-star reviews (out of fifty total reviews – see Exhibit A). The home was also prominently featured in the 2015 Home and Garden Issue of *Albuquerque The Magazine*. The owner has taken a derelict property and turned it into one of the hidden treasures of the Historic Wells Park neighborhood.

Herron, the property owner, is co-founder of the Albuquerque Tourism & Sightseeing Factory: the parent company of ABQ Trolley Co. (est. 2009), Albucreepy Downtown Ghost Walk (est.

2014), Duke City Pedaler (est. 2015), Albu-Quirky Downtown Ghost Walk (est. 2015), and Mother Road Bike Taxi (est. 2015). The Duke City Pedaler, a 14-passenger party bike that operates in the downtown/Wells Park neighborhood, was an especially difficult project. It was the first of its kind in Albuquerque and part of a new era of party bikes sweeping across the nation. Herron effectively worked with the City of Albuquerque to introduce new legislation making this type of vehicle street-legal in Albuquerque. An entrepreneur at heart, Herron has a history of introducing new, first to market entities to Albuquerque. His plan for the historic property at 1100 Bellamah Avenue NW represents another unique venture.

The zoning change is necessary to accommodate a proposed “bed & brew” at the location. Painted Lady Bed & Brew, LLC, operated by Herron, is currently licensed with the City of Albuquerque (although not serving alcohol yet) and registered at this address. There are a number of bed and brews in the country (one notable location in Vermont is owned by the Von Trapp family of *The Sound of Music* fame); rather than serving breakfast, a bed & brew serves beer (and/or wine). However, in order for the “brew” component to take effect, a State of New Mexico bed & breakfast liquor license is necessary. The State of New Mexico introduced a new section of the Liquor Control Act effective July 1, 2013. It was enacted by the Legislature of the State of New Mexico 51st Legislature, 1st Session, Senate Bill 423 (Chapter 150). The license reads as follows:

*The license shall allow the owner, operator or employee of a bed and breakfast who holds a server permit to dispense only wine or beer only to guests of the bed and breakfast in conjunction with the serving of food in a common area of the bed and breakfast. Service of beer or wine with food to guests at a bed and breakfast shall be limited to **two twelve-ounce servings of beer or two six-ounce servings of wine per guest**. ‘Bed and breakfast’ means a business establishment that offers temporary lodging with meals included and has a guest capacity of twenty or fewer persons.*

The property owner has already gone through the liquor license process (and has been approved) with the State of New Mexico; however, in order to secure a City of Albuquerque liquor permit, the property must be in the *SU-2/SU-1 for Boarding or Lodging to include the sale of beer and wine for on-premise consumption* zone. It is of utmost importance to note the small serving size identified in the dispensing license: guests of the Painted Lady Bed & Brew are only legally allowed two twelve-ounce servings of beer or two six-ounce servings of wine per day. It is also important to note the boutique nature of the bed & brew: its two rooms afford a total capacity of just 6 people. Dispensing of beer and wine is also only allowed within the common area of the property. The property also has a 6’ coyote fence (and stucco block in one area) that effectively creates a visual barricade for the neighborhood. The small size of the bed & brew assures that there will be no adverse impact on the neighborhood. Additionally, the president of the Wells Park Neighborhood Association feels that the bed & brew “is exactly the kind of investment in our neighborhood that we need to thrive and grow stronger” (see Exhibit D). Furthermore, the zoning change must happen before the liquor license request is approved. In the interest of transparency, the owner is being proactive with the proposed future use of the property.

CASE HISTORY

The subject property is within the Sawmill/Wells Park Sector Plan and the Metropolitan Redevelopment Area Plan. The property is currently zoned S-R. Prior to 1996, the property was zoned R-2: this zone provides suitable sites for houses, townhouses, and medium density apartments, and uses incidental thereto in the Established and Central Urban areas (§ 14-16-2-11 R-2 RESIDENTIAL ZONE).

The subject site is also in the Central Urban Area and the Established Urban Area of the Comprehensive Plan. Situated in the Historic Wells Park Neighborhood, the property is south of Interstate 40 and north of Downtown. The subject site is located at the SE corner of Bellamah Avenue and 12th Street, between 12th Street and 8th Street. Surrounding the subject site are a variety of uses including: industrial and commercial uses (S-I, S-MI) to the north, single-family residential (S-R) to the south and west, and multi-family residential to the east.

The property sits on the outskirts of the residential part of Wells Park. All adjacent properties to the north are zoned S-MI or S-I. The site is predominately surrounded by industrial manufacturing and wholesale/warehousing uses. Directly adjacent to the north is Gorman Industries (Wholesale/Warehousing), a HVAC company complete with loading dock, constantly moving forklifts and delivery trucks. Adjacent to the west is a S-R home (on the other side of the home across 12th St is Eagle Rock Food Company [Wholesale/Warehousing]). To the south is residential, southeast is a vacant lot, and directly to the east is Graphic Dimensions, a screen-printing shop (although zoned S-R). Please note that vehicular access to the property is on Bellamah Avenue; no traffic would be coming into the S-R zoned portion of the Wells Park Neighborhood. Rather, it would be on Bellamah Avenue that also accommodates the bulk of the commercial activity within the neighborhood.

The owner has taken an old, historic adobe and revitalized it as something that could become a cultural landmark for the neighborhood and the city. The property has already hosted over 200 overnight guests in its brief 1-year history as a vacation rental. It has also been a location for a commercial by TLC Plumbing; it has been used as a backdrop for a commercial photo shoot; and it has hosted a bridal shower and bachelorette party. The current S-R zoning restricts the small business from reaching its full potential. The “brew” component will help expand the business. The zone change will allow for specialization of an existing lodging establishment. Tania Armenta, the President & CEO of Visit Albuquerque, the official destination marketing organization of the City of Albuquerque, states that:

“We support enhancement of the accommodations inventory and continued redevelopment in Albuquerque. Ongoing improvement within our industry is critical to ensure Albuquerque remains competitive in visitor and convention marketing” (see Exhibit D).

Zone Map Amendment – Response to Resolution 270-1980

This zone change request is in compliance with Resolution 270–1980 as follows:

A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

This request is consistent with the health, safety, morals, and general welfare of the city because it furthers a preponderance of applicable goals and policies from the Comprehensive Plan and other applicable plans such as the Sawmill/Wells Park Sector Development Plan and the Sawmill/Wells Park Metropolitan Redevelopment Plan that will be provided in further detail in Section C.

Health: All food and alcohol products will be locally sourced when possible. The beer served will be from the breweries within the Wells Park/Sawmill Neighborhood. Bicycles will also be provided to guests as a safe means of transportation to frequent the restaurants and breweries in the area.

Safety: The additional activity at the property will improve safety in an area that has little activity at night. The owner has also installed overhead café lighting and LED landscape lighting all over the property.

Morals: The Sawmill/Wells Park area is home to five recently opened breweries (Ponderosa Brewery, Tractor Brewing Company, Rio Bravo Brewing Company, Bow & Arrow Brewery and Dialogue Brewing) with no apparent detriment to morals. Given beer’s “every man” image, one that relies on themes of community and commonality, it’s a product that has the potential to feel particularly welcoming and available to consumers. It fosters feelings of togetherness in its ability to bond people socially and has an easy level of entry.

General Welfare: The addition of a bed & brew experience will enhance the general welfare and overall “cool factor” of the city, something that is important for the young millennial considering a move or visit to Albuquerque. The proposed zone change is justified by the City’s Comprehensive Plan policies stated in Section C of this letter. Furthermore, the property is within the Sawmill/Wells Park sector development plan. The sector plan notes that the plan area is appropriate for both businesses and residences. The plan specifically states that businesses should be located close to Interstate 40; the subject site is just three blocks south of the interstate. Additionally, the sector plan outlines some of the issues with the Plan area. These include deterioration of the community’s physical appearance and character, insufficient commercial services, and insufficient recreational opportunities for adults. The proposed zoning change will allow additional revenues to support the existing craft beer culture that is booming in Albuquerque. It will also complement the existing microbreweries within the Sawmill/Wells Park corridor because the beer served by the Painted Lady Bed & Brew will be predominantly from neighborhood breweries. The small sample size provided to guests will encourage them to visit each brewery in person.

B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

The property has been a notable structure in the Wells Park neighborhood for many years due to its unique character (a former brothel and saloon) and classic New Mexico Vernacular/Western Victorian architecture. The property already has a long history as a lodging establishment and also as a saloon serving fine wines, beer and liquor. By preserving and repurposing this structure, the owner is maintaining the stability of the land use. Also, the proposed use of the property would be low density and thus still residential in nature. The property also sits on the outskirts of the S-R zone and is adjacent to commercial properties just north of its main entrance.

C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto including privately developed area plans, which have been adopted by the City.

Albuquerque/Bernalillo County Comprehensive Plan

Applicable policies from the Comprehensive Plan are provided below:

II.C.5. Historic Resources

The Goal is to protect, reuse, or enhance significant historic districts and buildings.

The Painted Lady Bed & Brew is a perfect example of enhancing and reusing a historic building. Not only has the building undergone a substantial rehabilitation, the proposed new purpose as a bed & brew will effectively enhance the entire historic neighborhood.

II.D.4. Transportation & Transit

Bicycling and walking have become increasingly important transportation modes because trips can be made with no environmental degradation and the modes are supported by generally smaller investments. The choice to bicycle or walk is influenced by travel distance, traffic safety, weather, topography, convenience, costs, valuation of time and exercise, physical condition, family circumstances, habits, attitudes/values, and peer group acceptance. Other factors which influence a person's decision to bicycle or walk and for which the city has control are the presence of bicycle facilities, traffic conditions, and access and linkage to destinations. The most common reasons given why an individual does not bicycle or walk is the lack of safe, direct, and interconnected facilities. The interconnection of bicycle and pedestrian facilities to transit service expands the opportunity to travel further distances for bicyclists and pedestrians.

The Painted Lady Bed & Brew currently has a 10-bicycle rack installed on site and plans to have bicycles available for all guests. Guests will be encouraged to patron the area breweries and tourist destinations via bicycle. The property is also near the Indian School and Rio Grande Boulevard enhanced transit corridors. Route 36, a one-way counter-clockwise loop, has its nearest stop at 12th Street and Bellamah Avenue NW. The bed &

brew also has plans to establish a business relationship with Routes Rentals and Tours, a bicycle rental and tour company located in Old Town. Bed & brew guests will be offered a discount to engage in guided tours offered by Routes Rentals & Tours. The property is also a short ride to Mountain Road, a designated bicycle boulevard, and just two miles from the Bosque Trail, one of the top bike trails in the country.

II.D.6. Economic Development

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

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

The request furthers Policy II.D.6.b. because it would contribute to the continued development of a local business designed to greatly complement the existing brewery establishments in the neighborhood. A change of zone would ensure that the property could be promoted to the fullest. The approval of the zone change will allow expansion and continuous improvement of and enhanced re-use and preservation of a historic building. Local construction and landscape firms fulfilled the extensive work already done on the property.

II.D.6.d.: Tourism shall be promoted.

The request furthers Policy II.D.6.d. because the property is in close proximity to Old Town, Downtown and about a dozen breweries. The requested change of zone will serve to enhance the existing uses on the subject site and allow the business to capture activity from the tourist market. The proposed bed & brew is part of a larger trend within Albuquerque and New Mexico with breweries and taprooms acting as tourist attractions. The practice of traveling to visit a certain brewery or beer region is on the rise as people want to feel more connected to the food and drink they consume and explore new cities and cultures through the lens of the beverages that are created there. The New Mexico Tourism Department is also currently focusing on a new initiative to cultivate and catalog “tangible tourism” experiences. The Painted Lady Bed & Brew is exactly the type of enterprise that the Department is trying to attract. According to Matt Biggs, CEO of Red Door Brewing Company, “a boutique accommodation such as this is a wonderful and unique way to showcase one of New Mexico’s few manufacturing industries while simultaneously promoting tourism and economic development in Albuquerque” (see Exhibit D). Additionally, Jeffrey Erway, President of La Cumbre Brewing Co., finds that:

“The Albuquerque Brewing Community has garnered dozens of major national and international awards. This has brought thousands of beer tourists to our beautiful city to sample and enjoy the fruits of our labor. The economic impact to our town has been dramatic and Mr. Herron’s Painted Lady Bed & Brew will serve to cross-promote and increase this economic impact for the good of our entire community” (see Exhibit D).

The owner of the property currently operates Albuquerque Tourism & Sightseeing Factory (AT&SF): home to ABQ Trolley Co. and the Duke City Pedaler (referenced earlier in this letter). Both of these divisions of AT&SF have tours to these same breweries within the Sawmill/Wells Park area. The location of the proposed bed & brew is ideal as it is within walking distance (or biking distance) of about a dozen locally owned breweries/taprooms. The relative location to these breweries is very attractive to visitors because it allows them to board in a historic property and it also enables them to safely visit neighborhood breweries. Furthermore, the owner currently holds a seat on the Board of Directors of Visit Albuquerque, the city entity charged with promoting Albuquerque as a visitor destination. Anything new or unique to the city is an asset that allows Albuquerque to compete (and stand out) when compared to similar cities. Visit Albuquerque has an entire section in its *Visitor's Guide* devoted to craft breweries and craft beer tourism. The Painted Lady Bed & Brew would be a business that would greatly complement that section. In addition, the New Mexico Brewer's Guild worked with the State Tourism Department to craft the "New Mexico Ale Trail" of breweries. The brochure contains a map that is widely available to visitors. Craft beer tourism is heavily promoted by the State of New Mexico. In addition, 70 breweries, over 900 jobs, and a \$25 million share of the U.S. craft beer market represent the New Mexico craft beer industry.

II.C.9.b.: in each Community Area, strategic planning, neighborhood planning, development and redevelopment shall be evaluated in light of its relationship to and effect upon the following (as listed on pages 11-71 and 71-72 of the Comprehensive Plan).

The request partially furthers Policy II.C.9.b. because while it will not result in any new development, the existing uses on the subject site serve to enhance the built environment and local history by conforming to an appropriate scale, architectural style and pattern of development. The requested change of zone will not alter these existing elements and features.

II.B.6. Central Urban

Goal: 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.

II.b.6.a: New public, cultural, and arts facilities should be located in the Central Urban Area and existing facilities preserved.

The Painted Lady Bed & Brew is a new use of an old facility that is located in the Central Urban Area. The approval of this request will help preserve the existing facility by making it more economically viable. The Painted Lady Bed & Brew represents a cultural property that stands to be an iconic business and point of pride in an up-and-coming neighborhood. The Central Urban Area Plan also states that publicly adopted redevelopment objectives can not only be successfully carried out under public/private cooperation, the ventures can forge important, new among between local government, developers, and citizens.

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 proposed zone change will allow the upgrade of the neighborhood through the adaptive reuse of an existing, historic building. Approval of this request will foster linkages between residents of the Central Urban Area (Wells Park and Sawmill).

II. B. 5. Established Urban

The Central Urban Area is a portion of the Established Urban Area and as such is subject to policies of section II.B.5. Therefore, Established Urban Area policies have been included as part of this analysis.

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.

The request furthers Policy II.B.5.d. because the location, intensity, and design related to the property is found to be appropriately located to respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resource of other social, cultural and recreational concerns. The guest capacity of the property suggests that it would still be considered residential in nature. Guest access is via Bellamah Avenue which is directly adjacent to the S-I and SM-I zoned properties. The intensity of visitors has a low impact on neighborhood traffic. The proposed zone change will enhance an existing historic property in the city and the Sawmill/Wells Park Neighborhood. Furthermore, the proposed use would provide a marketable and interesting space for people who visit the neighborhood. The owner is a strong supporter of neighborhood functions and supports the preservation of neighborhood values.

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 request furthers Policy II.B.5.i because the scale of the existing service uses on the subject site are located to complement the surrounding residential areas. The site design has been sited to minimize adverse effects of noise, lighting, pollution and traffic.

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

Historic buildings define the physical character of the Sawmill/Wells Park area. As noted on page 5 of the Sawmill/Wells Park Sector Development Plan, the intent of the plan is to conserve and strengthen the community's historic characteristics while also reshaping the area to respond to new opportunities. The owner of the Painted Lady Bed & Brew has preserved a historic building and brought new life to a faltering area. The hope is that this

may serve as a very unique model for others to follow in developing and reusing older unique structures, a concept that will help to revitalize city cores.

Sawmill/Wells Park Sector Development Plan (SWPSDP)

The SWPSDP outlines several Community Goals and Community Issues that the plan seeks to address that the request responds to:

Community Goals:

The request furthers the stated SWPSDP Community Goals by contributing to promoting plan goals for land use, expanding the housing options within the plan area, and supporting neighborhood-scale commercial services.

Community Issues:

The request responds to the stated SWPSDP Community Issues by providing reinvestment in the plan area and ensuring that incompatible land uses do not encroach onto residential areas and that residential uses be connected with needed commercial services.

Area Character and History Conservation Issues and Analysis Plan 4. Several old buildings have been allowed to deteriorate. Old buildings left to deteriorate can become too expensive to fix and people often do not know how to get loans to repair buildings that are condemned, their removal contributes to the decline of neighborhood identity.

The proposed zoning will apply to a historic building built in the 1880's. There are not many buildings in the neighborhood that are this old or of this type of historic nature. The owner has already completed an extensive 2-year rehabilitation project at great financial cost. The character and charm of the building has been well preserved. The unique nature and history makes the property highly marketable. The requested *SU-2/SU-1 for Boarding or Lodging to include the sale of beer and wine for on-premise consumption* zoning will enhance the usage possibilities of this property thus preserving a well-recognized Wells Park property. Approval of this zone change request will help to further update and rehabilitate the property. Therefore, the proposed project mitigates an issue raised by the Sector Plan.

Area Character and History Conservation Action Plan 6. Preserve significant buildings that define the character of area streets, particularly Mountain Road.

The Painted Lady Bed & Brew has become a popular lodging option for tourists (see Exhibit A). By preserving the character of the old brothel/saloon, a historic part of Wells Park has been preserved. The property's relative location to 12th Street means that it is highly visible to motorists and passersby. It has become an identifiable gateway to the Wells Park neighborhood. Adaptive reuse is encouraged by City policies

Overall Economic Development Strategy: Healthy growth of industrial and commercial businesses will provide employment opportunities for residents, while enlarged,

strengthened and protected residential neighborhoods will benefit commercial activities by providing a stable environment.

The proposed zone change will allow for an appropriate commercial business in an area that is currently zoned for residential. The purpose of the zone change is to allow for visitors to enjoy local craft beer while staying in a historic setting. This use furthers the symbiotic relationship between residential and commercial activities of the Sector Plan area by providing a lodging option for guests of those living and working in the area.

The referenced Sector Plan policy promotes live-work communities. The proposed use provides new opportunities for the Sawmill/Wells Park visitors to be close to (walking/biking distance in many cases) the top-rated museums and cultural attractions in the area. This eliminates cross-city traffic and provides a better visitor experience.

Sawmill/Wells Park Community Metropolitan Redevelopment Area (MRA) Plan

As a designated blighted area, Sawmill/Wells Park qualified as appropriate for redevelopment projects under the City's Metropolitan Redevelopment Code. The goal of the MRA Plan is "to create a community that preserves the historic nature of the neighborhood while retaining a livable, walkable, mixed-use, mixed-income and vibrant economic and residential part of Albuquerque.

The requested action will serve to allow the Painted Lady Bed & Brew to address the following Sawmill/Wells Park MRA plan priority projects:

Redevelopment Plan Goal E: Develop commercial and industrial space that benefits the community with job creation and needed services.

The proposed zone change creates a lodging option that benefits the community through reuse of an existing building. In addition, it will provide a new, historic venue for bridal showers, weddings and special events, all while adding to the cultural well being of Albuquerque. Additional lodging options are a problem that is currently facing the city of Albuquerque. Construction of new hotels is expensive and the number of new hotels built in Albuquerque in the past few years is low compared to similar cities. According to the Vacation Rental Managers Association, 49% of leisure travelers are interested in staying in a vacation home rental as an alternative to a traditional hotel or resort. Travelers are selecting vacation rental homes for a sense of privacy and comfort under one roof, rather than the hassle of requesting multiple and/or adjoining rooms in a hotel. To an extent, the City's vitality relies on homeowners to continue to create home rental services for visitors. The Painted Lady Bed & Brew creates an attractive and viable option for this emerging market.

Redevelopment Plan Goal F: Blend "old" and "new" into one unified neighborhood

This project is the definition of blending "old" and "new." The property contains a very old building that previously housed an industry that is no longer legal. The new use is one that would be the first of its kind in Albuquerque and New Mexico. The addition of a creative,

rehabilitated establishment in a historic environment will serve as a blueprint for new ideas and development in Albuquerque. The property will also be the only official lodging establishment in Wells Park. And, as mentioned above, the current trend in lodging is for people to stay in vacation rentals, mainly ones found on the popular website AirBnB.com.

D: The applicant must demonstrate that the existing zoning is inappropriate because:

- i. There was an error when the existing zone map pattern was created; or***
- ii. Changed neighborhood or community conditions justify the change; or***
- iii. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(2) above do not apply.***

D. iii – The requested zoning is more advantageous to the community because it will foster the continued use of an existing building that was vacant prior to the owner’s occupation in 2014. The proposed zone is a new use that is not present in the area, and provides for a more comprehensive range of uses. The new use would be beneficial to the community and the neighborhood because it would allow a small, locally owned business to expand its venture opportunities. It will allow the owner a way to promote the neighborhood while having a minimally invasive impact on the neighborhood. The proposed zoning will allow a use that is advantageous to the surrounding and overall metropolitan community by encouraging the success of local businesses.

With the flourishing brewery industry in Albuquerque, especially within the Wells Park/Sawmill boundary, there is precedence for allowing beer and wine sales in SU-1/SU-2 zone areas. The serving of alcohol in a unique environment further complements the historic nature of the property. In addition, a different use category is more advantageous to the community as it will be a point of pride in the community. The increased number of visitors staying at the property will help the Wells Park Neighborhood become a more marketable center for visitor activity; this furthers the goal of existing breweries in the neighborhood. While Wells Park may not have the cache associated with the Nob Hill neighborhood, it has the assets (breweries, mom and pop shops) to become a well-known neighborhood to visit in Albuquerque. With the number of breweries in Albuquerque and the competitive nature of this business, any brewery that can capture the visitor market will surely have a strategic advantage and will help to be more profitable. This advances the applicable goals of the Comprehensive Plan.

E: A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

Permissive uses in the SU-1/SU-2 zone include boarding or lodging house, defined as *a dwelling unit containing at least one but not more than five guest rooms where lodging is provided, with or without meals, for compensation; it does not include community residential program or emergency shelter.* The SU-2 zone is appropriate to map where it is applied to an entire neighborhood or a major segment of a neighborhood, which area meets at least one of the following criteria: (1) The area is developed such that the requirements of other available zones do not promote the conservation of special

neighborhood characteristics which the city desires to preserve. This zone allows a mixture of uses controlled by a Sector Development Plan which specifies new development and redevelopment which is appropriate to a given neighborhood, when other zones are inadequate to address special needs. This project can definitely be classified as having “special needs.” There is no other property like this in the entire state of New Mexico.

This request does not include any new uses that will be harmful to adjacent properties. The boutique nature of the business means a negligible impact on neighboring properties.

F: A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:

- i. Denied due to lack of capital funds; or***
- ii. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.***

The proposed zone change will not require any unprogrammed capital expenditures by the City. The applicant, Jesse Herron, owns the property, and all future modifications and improvements will be funded by him.

G: The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

While economic considerations are always a factor, they are not the determining factor in this case. The owner believes the request is justified and meets the required criteria when you consider the potential benefits and cultural enhancements to the city, area and community. The project meets the goals of the comprehensive plan by providing additional tourism possibilities and by encouraging local entrepreneurship in the urban core. This will encourage the existing business to remain in the subject area that has been developing into a more desirable part of the City.

H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

While Bellamah Avenue is designated a Major Collector by the Mid Region Council of Governments Long Range Roadway System Map, the request is not being justified based on location on a collector or major street.

I. A zone change request, which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

- (1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan.***

- (2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones, because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.*

The zone change request from S-R to SU-2/SU-1 for Boarding or Lodging to include the sale of beer and wine for on-premise consumption is considered a "spot zone." The applicant has selected (1) above because the proposed zoning is appropriate as it furthers Comprehensive Plan, Sector Plan, and MRA Plan policies (referenced at length in Section C of this letter). Comprehensive Plan policies that are furthered by this proposed development include local business development and adding to an existing and evolving tourism attraction for craft beer enthusiasts. The Sector Plan and MRA Plan call for creating relationships between residential uses and recreational uses, preserving existing structures, and providing new employment opportunities. The proposed zoning and associated use will further the Sector Plan and MRA Plan.

J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street, is generally called "strip zoning."

- (1) The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and*
- (2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.*

The concept of strip zoning is not applicable to this request.

In conclusion, the owner of 1100 Bellamah Avenue NW, Jesse Herron, also owner of Painted Lady Bed & Brew, respectfully requests that the Environmental Planning Commission approve this request for Zone Map Amendment. Thank you for your time and consideration.

Sincerely,

Jesse Herron
Owner
Painted Lady Bed & Brew, LLC

Exhibit A – AirBnB.com reviews



Courtney
Paine

The bordello is just as cute in person. Jesse has an incredible eye for decorating and has made the whole space feel homey and welcoming. He was an attentive host and made sure we always had wood for the fireplace. The house was clean and inviting and the beds were SOOOO comfortable! We enjoyed sitting by the fire pit and enjoyed both the front, and back porches. The shower was great and all the appliances worked well. His recommendations for food were fantastic and he even took time to share a couple local history facts with us. We had the most wonderful time!



Sandi
Fontaine

This casita is EVERYTHING! I wanted to move in and live here forever. I read some reviews that said that the pictures don't do it justice, it's true! The casita and grounds were very well taken care of and decorated so cute, perfection. There is a giant Jenga in the patio area, two swings and a picnic table that we liked to sit on and enjoy our coffee and bagel in the morning. The bed was so comfortable and the sheets/blanket smelled like they just came out of the dryer (the little things that make you happy :) And the added bonus is that Jesse was really nice and a great host! We can't wait to come back and stay here again!



Terry
Strait

This is a diamond in the rough. Tranquil, private and cute. Lovely courtyard with fire pit and gorgeous landscaping. The room was remodeled with ever detail in mind. Comfortable sleeping arrangements with private patio. Jesse is a great host. Responds immediately and sat with us one night to talk history of area and his property. Easy walk to Old Town and most of the museums. We would definitely stay here again.



David
Cavanagh

This place is amazing! Honestly, it's one of the most visually stunning Airbnb's out there. The time taken to make this place the oasis that it truly is can be seen in every detail from the courtyard seating area (with swings!) to the abundance of area info books to help make the trip extra special. Jesse is super friendly and always willing to give suggestions or making sure you have what you need. Highly recommended is an understatement



Stephanie
Scarano

Jesse was such a great host! He really makes you feel at home! The entire place is EXACTLY like the photos. Everything was so perfect. And all the little details put into this place were not overlooked. My favorite part of the house was the outdoor area. There is such a nice patio setup with a fire pit and garden. It was my first time visiting Albuquerque and Jesse had plenty of info on what to do and where to go! His place is right near Ponderosa Brewing and Marble Brewery. Also, a short drive to downtown! If/when I ever visit Albuquerque again, I will definitely stay here. Thanks again, Jesse, for everything!



Evan
Schwab

Jesse's place was absolutely pristine right down to the last detail. It exceeded our expectation. It was a great base location to many surrounding sights, a short walk in to old town and a short uber to downtown or nob hill areas. There were many brew pubs and breakfast spots in a short radius as well. Jesse's hospitality was second to none and he made us feel right at home. The room was clean and the bed was very comfortable. Jesse's knowledge of the city also cannot be beat and he was a great resource. We loved the history of the building and loved the outdoor lounge area Jesse made. This place comes highly highly recommended and beats any hotel in ABQ.

Exhibit B – Historic Photos of Property

HALL

WINE ROOM IN CONNECTION



SWASTIKA SALOON

S. GONZALES Prop.

Fine Wines, Liquors and Cigars

and Indian School Road

ALBUQUERQUE, N. M.

When your heels hit hard and
 your head feels queer,
 And your thoughts rise up like
 the foam on beer;
 When your knees are weak and
 your voice is strong,
 And you laugh like the devil at
 some d—— fool song,
 Yer drunk, old boy, yer drunk.



When you wake up in the morn-
 ing and you feel all in,
 With a bursting head that aches
 like sin,
 You feel in your pockets void of
 tin,
 You'll probably say, what a d—
 fool I've been,

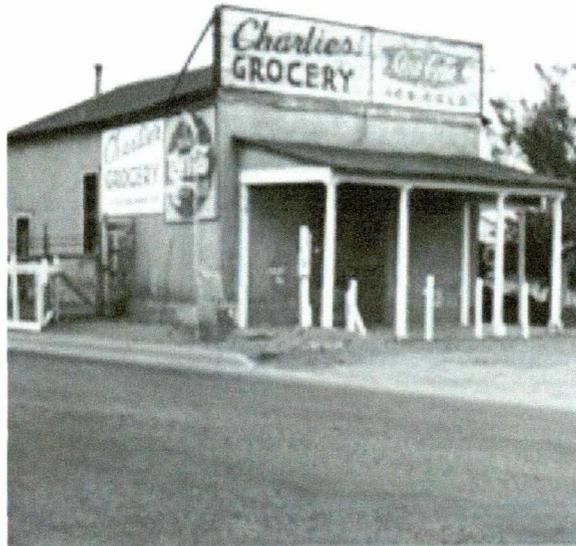
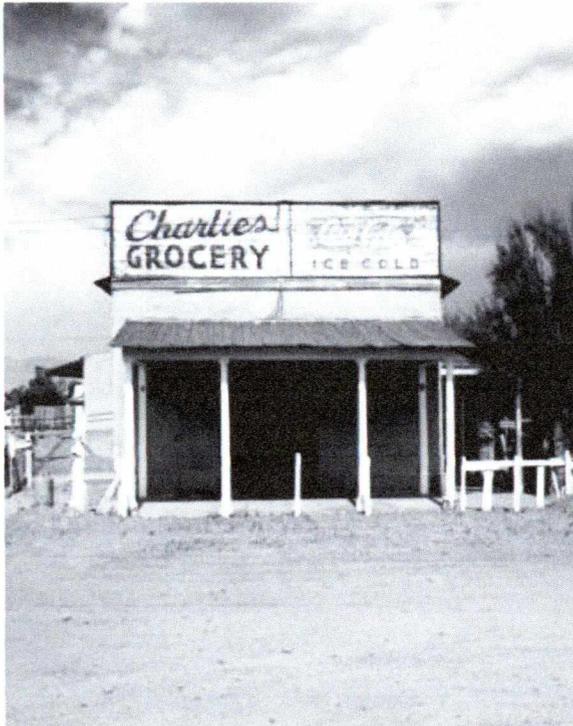


Exhibit C – Before & After Photos of Property

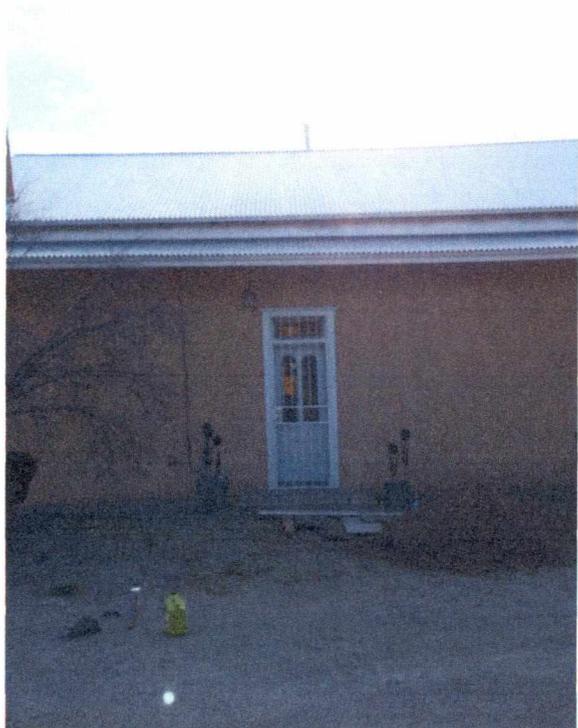
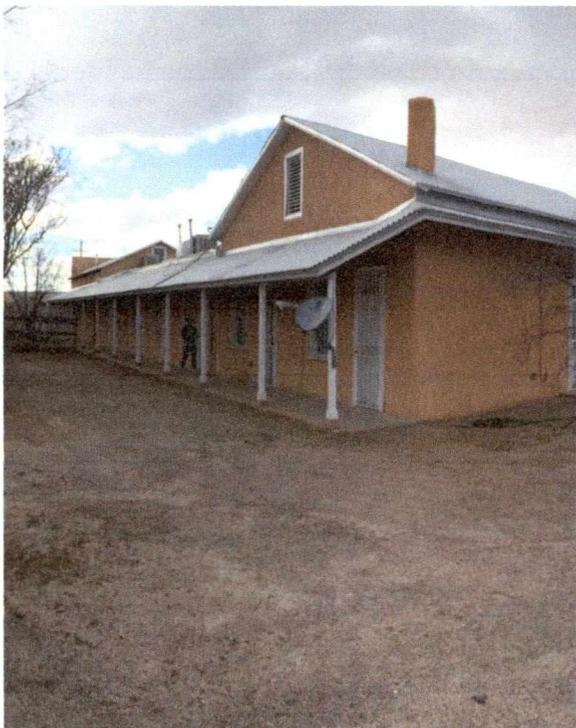
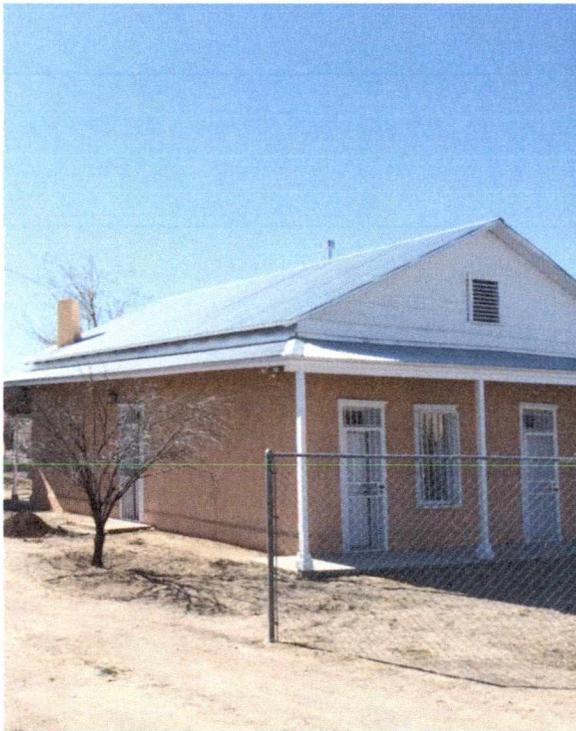


Exhibit C – Before & After Photos of Property (Continued)

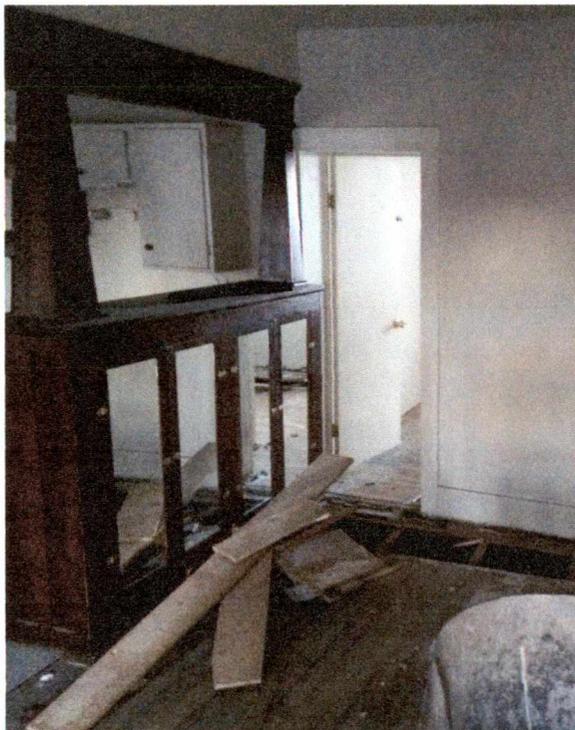


Exhibit C – Before & After Photos of Property (Continued)



Exhibit C – Before & After Photos of Property (Continued)

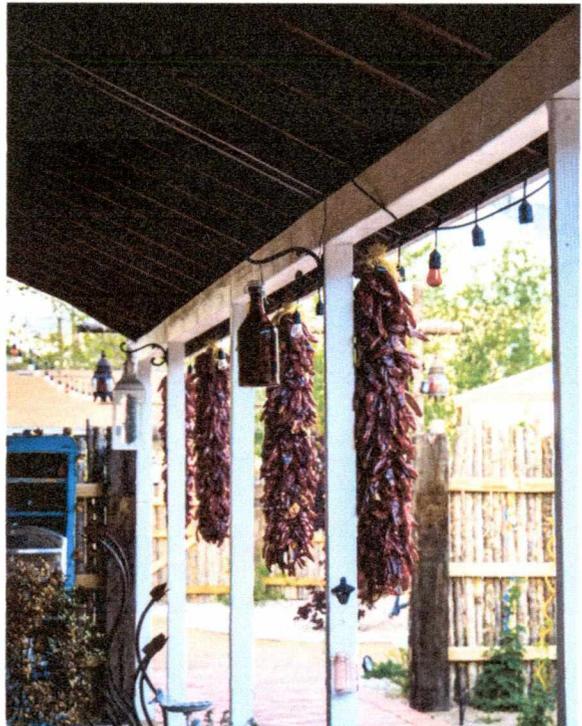
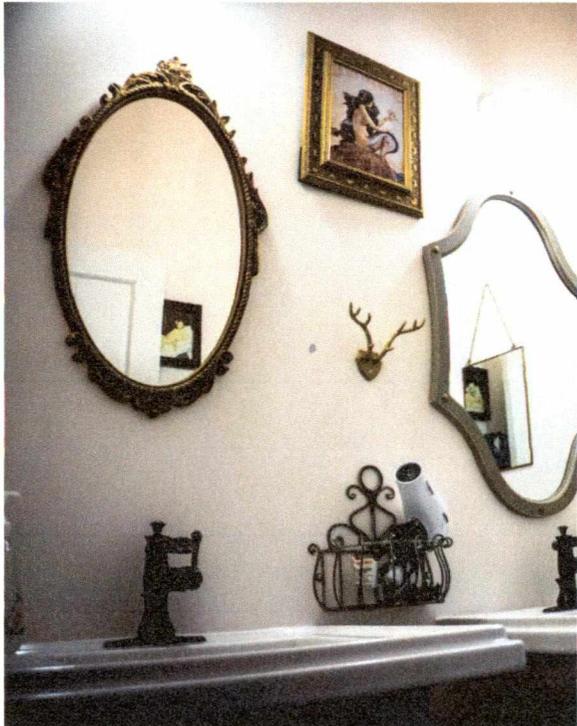
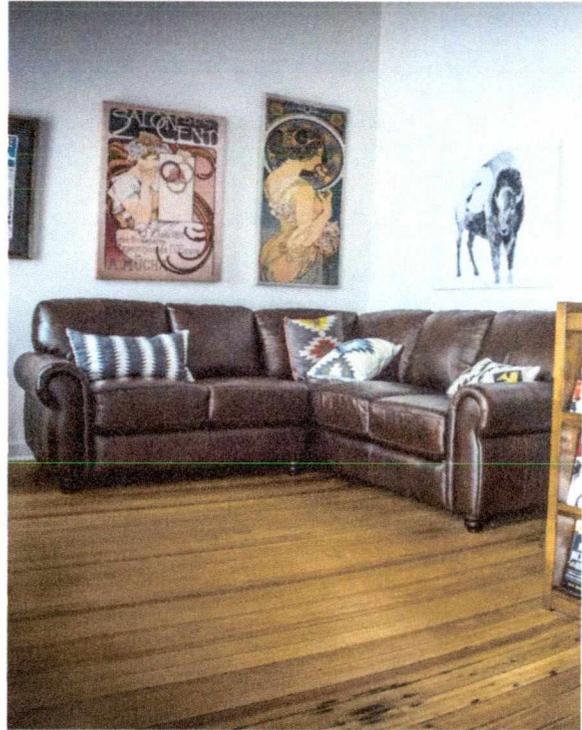


Exhibit C – Before & After Photos of Property (Continued)

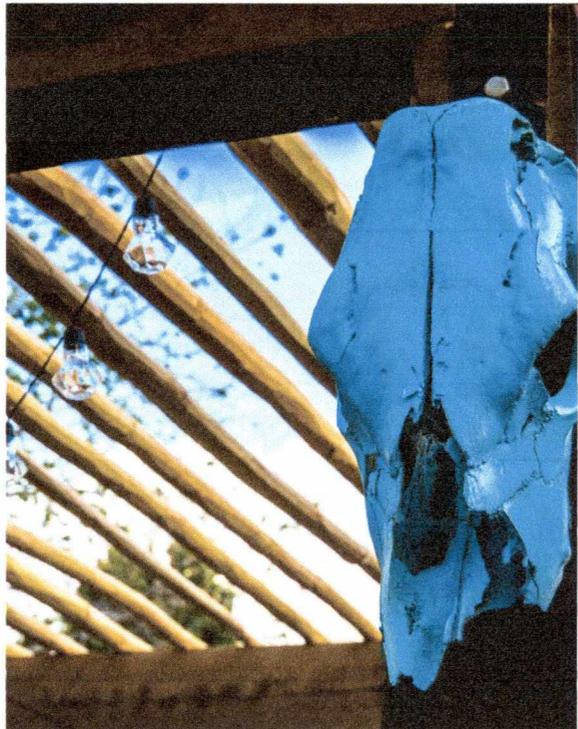
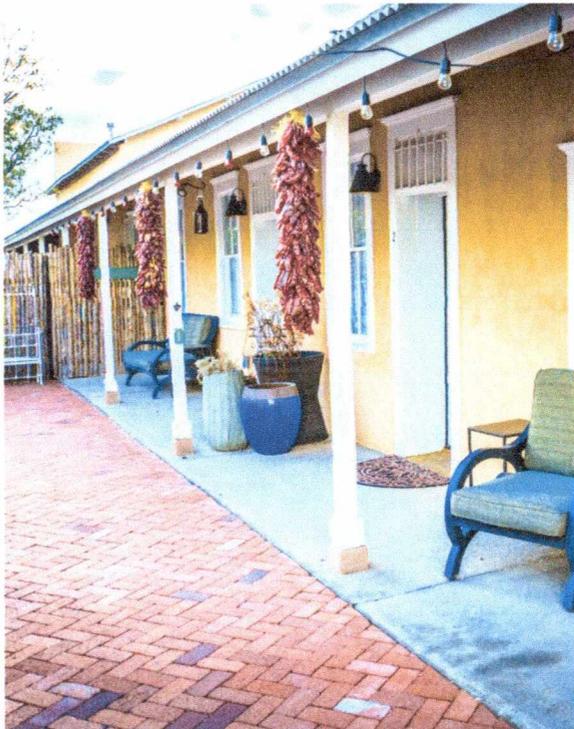


Exhibit C – Before & After Photos of Property (Continued)

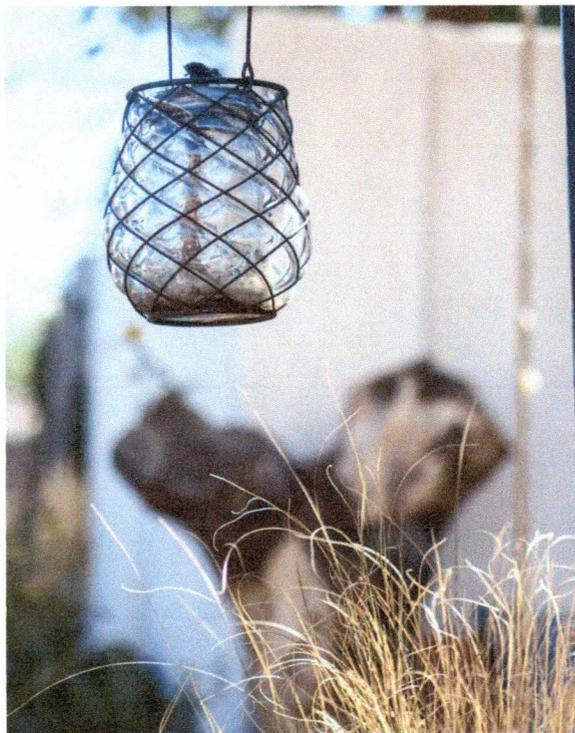
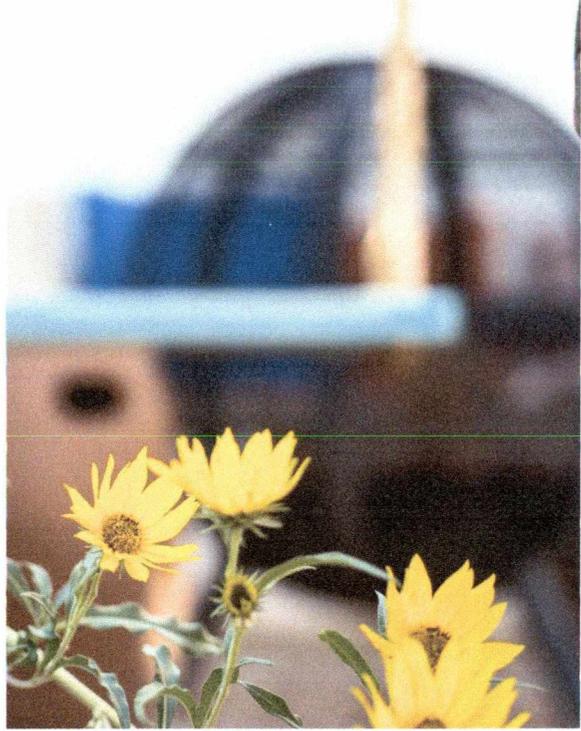


Exhibit D – Letters of Support*

**please see notification and neighborhood information.*

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 16-186 Date: 10-11-16 Time: 1:00 PM
Address: 1100 BELLAMAH AVE NW

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Kym Dicome Other: _____
Code Enforcement: Ben McIntosh Other: _____
Fire Marshall: Antonio Chinchilla Other: EPC GONZALEZ

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- Zone Map Amendment EPC Approval City Council Approval
- Sector Dev. Plan Amendment EPC Approval City Council Approval
- Site Dev. Plan for Subdivision EPC Approval DRB Approval Admin Approval
- Site Dev. Plan for Bldg. Permit EPC Approval DRB Approval Admin Approval
- Other _____

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: SR
Proposed Use/Zone: SU-2/SU-1 FOR BOARDING OR LODGING
Applicable Plans: _____
Applicable Design Regulations: _____
Previously approved site plans/project #: _____
Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other)

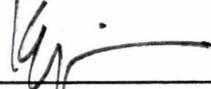
Handouts Given:

- Zone Map Amendment Process R-270-1980 AA Process EPC Schedule

Additional Notes:

SR - USES PERMISSIVE UNDER P.1 + SPECIFIC
CONDITIONAL UNDER P.1 (PG 97)
EXISTING BED + BREAKFAST.
CURRENTLY ONLY SU-2/URN ZONED PROPERTIES ALLOW
P+B. (PG 107) BUT ONLY FOR PROPERTIES ALONG MTN.
RD.

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.



PRT CHAIR



APPLICANT OR AGENT

*****Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY; THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.**

ZONING CODE DEFINES B+B AND SU.1 LISTS B+B AS A USE (B)(17) 14.16.2.22 BUT "W 5-8 GUEST ROOMS SHALL ABUT A COLLECTOR ST, MINOR ARTERIAL ST, OR MAJOR ARTERIAL ST, EXCEPT A SITE OF > 1 ACRE OR GREATER MAY ABUT A LOCAL ST."

- HOW MANY ROOMS? MAY BE A BOARDING/LODGING (P.3)
- LOCATED ON BEBLAMAH ST = LOCAL ST.
- POSSIBLE ZONE CHANGE TO SU.2/SU.1 FOR BOARDING OR LODGING HOUSE - WHICH IS DEPN AS A DWELLING UNIT W/ ATLEAST 1 ~~ST~~ TO 5 ROOMS WHERE LODGING IS PROVIDED, W OR W/OUT MEALS, FOR COMPENSATION.
- ZONE CHANGE = SECTOR DEV. PLAN MAP AMENDMENT SINCE PROPERTY WAS ZONED W/ ADOPTION OF PLAN (1996). PRIOR TO 1996 - PROPERTY WAS ZONED P.2.
- P.270.1980. MUST ADDRESS ALL TESTS SPECIFICALLY WHY ZONING IS INAPPROPRIATE - CAN NOT BE BECAUSE IT IS A B+B NOW.

MG

HOW MANY ROOMS? 2. SU.2/SU.1 FOR BOARDING
 ^ SECTOR OR LODGING ROOM.

MICHAEL UOS. 924.3955 (FORMS)

LTR OF NEIGHBORHOOD ASSOCIATIONS + ABUTTING NEIGHBORS.
 SUPPORT OF

MPCOG WEBSITE. FOR ROAD CLASSIFICATION.

ABC → Z CHECK WEBSITE. CONVERSION MAP.

NOTIFICATION &
NEIGHBORHOOD INFORMATION



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office.

October 24, 2016

Jesse Herron
Painted Lady Bed & Brew, LLC.
1100 Bellamah Ave. NW/87104
Phone: 505-453-5161 Fax:
E-mail: info@paintedladyabq.com

Dear Jesse:

Thank you for your inquiry of **October 24, 2016** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL) TR A, PLAT OF LANDS OF CHARLES B. GONZALES, CONT. 0.5024 AC M/LOR 21, 885 SQ FT M/L LOCATED ON 1100 BELLAMAH AVENUE NW BETWEEN 12TH STREET NW AND 8TH STREET NW** zone map J-13.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this submittal and the contact names are as follows:

WELLS PARK N.A. (WPK) "R"

***Mark Horst**

1114 7th St. NW/87102 612-384-4049 (c)

Doreen McKnight

1426 7th St. NW/87102 615-2937 (c)

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing **(PLEASE ATTACH: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail w/stamp from USPS showing date.)** If you have any questions about the information provided please contact me at (505) 924-3914 or via an e-mail message at dlcarmona@cabq.gov.

Sincerely,

Dalaina L. Carmona

Dalaina L. Carmona
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

**LETTERS MUST BE SENT TO
BOTH CONTACTS OF EACH
NA/HOA FOR THIS
PLANNING SUBMITTAL.**

Doreen McKnight
1426 7th St. NW
Albuquerque, NM 87102

November 14, 2016

Re: Tract A Plat of Lands of Charles B Gonzales, Cont. 0.5024 AC M/LOR 21,885 SQ FT M/L LOCATED ON 1100 BELLAMAH AVENUE NW BETWEEN 12TH STREET NW AND 8TH STREET NW zone map J-13.

Dear Ms. McKnight,

I am a resident of the Wells Park Neighborhood and have been since 2014. I currently live at 1100 Bellamah Ave NW (see legal description above). The purpose of this letter is to provide justification for a request for a Zone Map Amendment for the property located at 1100 Bellamah Ave NW. The current zoning for the .5204-acre parcel is S-R. The request is to change the existing zoning to **SU-2/SU-1 for Boarding or Lodging to include the sale of beer and wine for on-premise consumption.**

The property was originally built in 1881 as a lodging establishment located on the outskirts of New Town Albuquerque. By 1903, the American Lumber Company had opened immediately north of the property. Around the same time, the Swastika Saloon (offering “Fine Wines, Liquors and Cigars”) was built and adjoined to the west end of the property. The saloon promoted itself as a dance hall with a “wine room in connection.” Wine room was a code word at the time that was synonymous with “brothel.” The influx of workers, and a 5-1 ratio of men to women, ensured that the 8-room brothel was at full capacity. The west end of the property later turned into Charlie’s Grocery, closing in the 1970’s, with apartments attached.

The zoning change is necessary to accommodate a proposed “bed & brew” at the location. Please note that the service of beer or wine with food to guests will be limited to **two twelve-ounce servings of beer or two six-ounce servings of wine per guest.** Painted Lady Bed & Brew is currently licensed and registered at this address.

Please let me know if you have any questions or concerns. I can be reached at the number below.

Sincerely,



Jesse Herron
Owner
Painted Lady Bed & Brew
1100 Bellamah Ave NW
Albuquerque, NM 87104
505-453-5161

Wells Park N.A.
Mark Horst
1114 7th St. NW
Albuquerque, NM 87102

November 14, 2016

Re: Tract A Plat of Lands of Charles B Gonzales, Cont. 0.5024 AC M/LOR 21,885 SQ FT M/L LOCATED ON 1100 BELLAMAH AVENUE NW BETWEEN 12TH STREET NW AND 8TH STREET NW zone map J-13.

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Sincerely,



Jesse Herron
Owner
Painted Lady Bed & Brew
1100 Bellamah Ave NW
Albuquerque, NM 87104
505-453-5161
Wells Park N.A.

7016 0910 0002 1802 8832

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87102

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$2.70
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0101
18
NEW MEXICO 87101
NOV 15 2016
Postmark Here

Postage	\$0.47
Total Postage and Fees	\$6.47

Sent To
Screen Mcnight
Street and Apt. No., or PO Box No.
1926 7th St NW
City, State, ZIP+4®
Albany NM 87102

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0002 1802 8849

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87102

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$2.70
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0101
18
NEW MEXICO 87101
NOV 15 2016
Postmark Here

Postage	\$0.47
Total Postage and Fees	\$6.47

Sent To
Mark Horst
Street and Apt. No., or PO Box No.
1119 7th St NW
City, State, ZIP+4®
Albuquerque, NM 87102

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Hearing Date: Thursday, Dec. 8, 2016 **1010152**

Zone Atlas Page: J-13

Notification Radius: Neighborhood Associations
100ft plus r.o.w

Cross Reference and Location: Bellamah Ave. between 12 St. and 8th St.

Applicant: **Jesse Herron**
 1100 Bellamah Ave. NW
 Abuquerque, NM 87109

Agent:

Special Instructions:

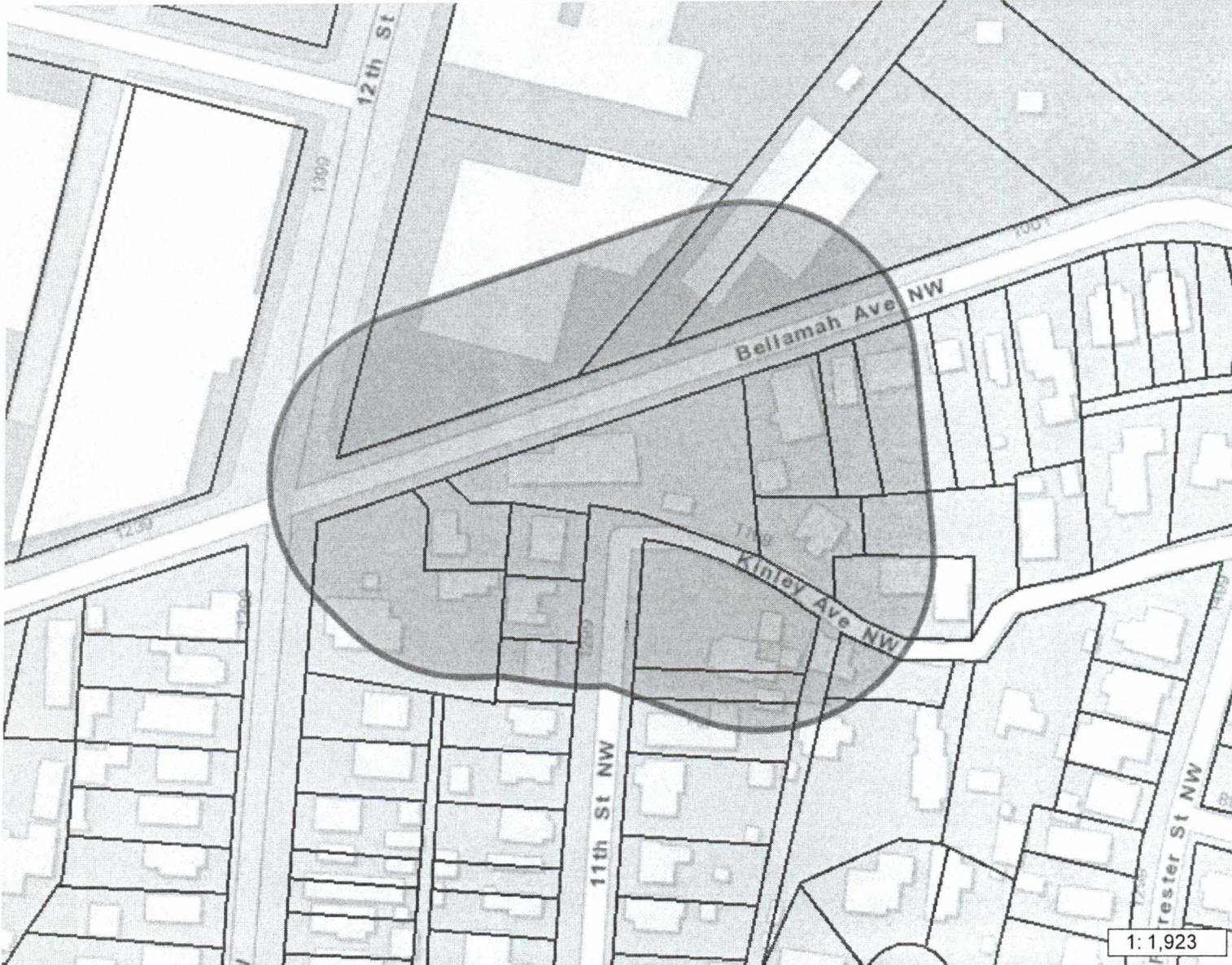
**Notice must be mailed from the
City 15 days prior to the meeting.**

Date Mailed: 11/16/16

Signature: 



1010152



Legend

- Bernalillo County Parcels
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED
- World Street Map

Notes

Buffer: 155
 Bellamah Ave. NW
 55ft + 100ft

0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
 11/1/2016 © City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

1010152

HERRON JESSE A
1100 BELLAMAH RD NW
ALBUQUERQUE NM 87104

ST JOHN SARAH ELIZABETH
1239 11TH ST NW
ALBUQUERQUE NM 87104-2172

5GK LLC
P.O BOX 743
ALBUQUERQUE NM 87103

ROMERO LEO J & CLAUDETTE DURAN
1224 12TH ST NW
ALBUQUERQUE NM 87104-2114

AT & SF RAILWAY CO
SANTE FE BLDG RM 514
AMARILLO TX 79110

GONZALES MARVIN TRUSTEE MARVIN/CARMEN
GONZALES RVT
1421 ATRISCO DR SW
ALBUQUERQUE NM 87105

POLLI ANDREA K
1222 11TH ST NW
ALBUQUERQUE NM 87104

AMADOR EDWARD LEE
128 CAMINO DE AMADOR NW
ALBUQUERQUE NM 87107-6750

BAER STEPHEN C & HOLIDAY P CO-TR BAER
FAMILY RVT & ELLISTON MICHAEL S ETAL
PO BOX 422
CORRALES NM 87048

POLLI ANDREA K
1222 11TH ST NW
ALBUQUERQUE NM 87104

CORNEJO HUGO G & LISA
909 KINLEY AVE NW
ALBUQUERQUE NM 87104

ROMERO LEOPOLDO J & CLAUDETTE I
1224 12TH ST NW
ALBUQUERQUE NM 87104

ST LEDGER ROBERT E
8424 MANUEL CIA PL NE
ALBUQUERQUE NM 87122

KRUGER ASHLEY
1235 11TH ST NW
ALBUQUERQUE NM 87104

GONZALES JAYME G & BIANCA M
1229 11TH ST NW
ALBUQUERQUE NM 87104

EHN JACK M JR & PATRICIA C
912 KINLEY AVE NW
ALBUQUERQUE NM 87104-2147

AMADOR EDWARD & AMADOR JUDITH LEE
128 CAMINO DE AMADOR NW
ALBUQUERQUE NM 87107

PENNINGTON CARLTON R & CHRISTINE M
1010 SAWMILL RD NW
ALBUQUERQUE NM 87104

ST LEDGER ROBERT E
1008 NW SAWMILL RD NW
ALBUQUERQUE NM 87104-2151

CARRILLO JOSEPH
3201 MEADE PL SW
ALBUQUERQUE NM 87121

Wells Park N.A (WPK) "R"
Mark Horst
1114 7th St. NW
Albuquerque, NM 87102

Well Park N.A. (WPK) "R"
Doreen McKnight
1426 7th St. NW
Albuquerque, NM 87102



November 16, 2016

To whom it may concern:

This comes to you as a letter of support for the approval of the zoning change and Bed & Breakfast liquor license for Painted Lady Guest House (aka Bed & Brew.)

As the official destination marketing organization for the City of Albuquerque, we support enhancement of the accommodations inventory and continued redevelopment in Albuquerque. Ongoing improvement within our industry is critical to ensure Albuquerque remains competitive in visitor and convention marketing. Nationally, the Bed & Brew concept has recently emerged paralleling the excitement of the developing craft brewery industry.

We applaud Jesse Herron for his continued efforts to better the visitor experience in Albuquerque, while being careful to comply with all state and city regulations. His contributions to this city and the tourism industry have been stellar.

We strongly encourage your support of this project.

Sincerely,

A handwritten signature in cursive script that reads "Tania Armenta".

Tania Armenta
President & CEO

20 FIRST PLAZA NW, SUITE 601 ALBUQUERQUE, NEW MEXICO 87102

[505.842.9918](tel:505.842.9918) [800.733.9918](tel:800.733.9918) Fax [505.247.9101](tel:505.247.9101) www.VISITABQ.org

To Whom it May Concern,

I am writing to express my enthusiastic support for Jesse Herron's request to change the existing zoning to SU-2/SU-1 for Boarding or Lodging to include the sale of beer and wine for on-premise consumption at his property on 1100 Bellamah Ave. NW.

I am the president of the Wells Park Neighborhood Association and the owner of a property 1004 Bellamah NW) just 4 doors down from Jesse's on Bellamah.

We have been so happy to see the improvements he has made to his property and are excited for his creative vision for the Painted Lady.

This is exactly the kind of investment in our neighborhood that we need to thrive and grow stronger.

I urge you to make the zoning changes necessary to see this new and exciting venture succeed!

Thank you,

A handwritten signature in black ink, appearing to read "Mark Horst". The signature is fluid and cursive, with the first name "Mark" and last name "Horst" clearly distinguishable.

Mark Horst
1004 Bellamah Ave. NW



Angelo Orona
Craft King Consulting, LLC
3460 High Plains St SW
Los Lunas, NM 87031
November 21, 2016

Ladies and Gentlemen:

My name is Angelo Orona and I am writing this letter in support of the requested zoning change for the operation of Painted Lady Bed and Brew. It is my understanding that, as currently zoned, the area where this business will operate prohibits the establishment of a business that includes lodging and the sale of beer for on-premise consumption. With the restriction of two 12oz. servings of beer per guest/per night, the likelihood of this establishment changing the dynamic of the neighborhood in a negative way are nearly non-existent.

As a consultant in the craft beer industry and a small businessman, it has been my experience that the consumers of craft beer are an amiable and responsible group of enthusiasts that seek out local, unique beers to enjoy. The nature of this business will encourage and foster an environment of community, while showcasing one of the bright spots of Albuquerque's economy, namely local craft beer. I predict that the Painted Lady B & B will develop into a one of a kind curiosity that shines a positive light on Albuquerque as a result of the property's rich history and creative business model.

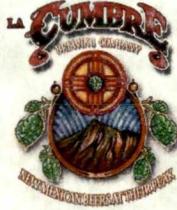
Lastly, I have known Jesse Herron for over a decade. During this time, I have found him to be an integral part of the Albuquerque business community. Through his company, Albuquerque Tourism and Sightseeing Factory, he has demonstrated a steadfast commitment to showcasing the Duke City. He is trustworthy, responsible and an accomplished business professional that conducts himself with professionalism and poise. I am confident that his B & B will reflect these values.

I can be contacted at 505-699-6361 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "A Orona".

Angelo Orona
Owner
Craft King Consulting LLC



November 15, 2016
To Whom It May Concern,

I first met Jesse Herron in 2011 as a brand new brewery owner. He and his partner had contacted me to garner my interest in their Trolley Co. tours and to organize a semi-annual "Beer Trolley" allowing their customers to travel between several breweries while not having to worry about driving. Since meeting them, we have worked together several more times and their Trolley Company has become a top tourist attraction in Albuquerque right alongside our growing craft beer scene. From their "Beer Trolley" to providing the New Mexico Brewers Guild members a ride to annual meetings, Mr. Herron, and his Trolley have always been synonymous with responsible drinking in our city.

In the past decade, the Albuquerque Brewing Community has garnered dozens of major national and international awards. This has brought thousands of beer tourists to our beautiful city to sample and enjoy the fruits of our labor. The economic impact to our town has been dramatic and Mr. Herron's Painted Lady Bed & Brew will serve to cross-promote and increase this economic impact for the good of our entire community.

I encourage the neighborhood of the Sawmill and Wells Park and the City of Albuquerque Zoning and Liquor Hearing Authorities to help improve tourism in our city by providing the appropriate Zoning Statement and approving their application for a Bed and Breakfast license. My co-workers and I greatly look forward to working with and being a part of yet another successful endeavor of Mr. Herron's.

Please feel free to contact me with any questions at eljefe@lacumbrebrewing.com.

Yours truly,

Jeffrey S. Erway, President
La Cumbre Brewing Co.

RED DOOR BREWING COMPANY
1001 CANDELARIA RD. NE
TEL (505) 227-7001
MATT@REDDOORBREWING.COM
WWW.REDDOORBREWING.COM



NOVEMBER 18, 2016

In Support of the Painted Lady Bed & Brew

To Whom It May Concern:

As most Albuquerque residents know, the craft beer industry is a bright spot in the New Mexican tourism industry and economy as a whole. The industry is known for building local communities, adding jobs to both the city and state, and creating a craft which all New Mexicans can be proud of. With these points in mind, Red Door Brewing Company strongly supports the establishment of the Painted Lady Bed and Brew. A boutique accommodation such as this is a wonderful and unique way to showcase one of New Mexico's few manufacturing industries while simultaneously promoting tourism and economic development in Albuquerque. In addition, a B&B such as this offers a new, fun experience to the city which is currently lacking and could potentially attract an entirely unique demographic of visitor.

In sum, Red Door strongly supports any zone change and the approval of a liquor license to Jesse Herron and the Painted Lady Bed & Brew.

Thank you.

A handwritten signature in blue ink, appearing to read "Matt Biggs". The signature is fluid and stylized, with a long horizontal line extending to the right.

Matt Biggs

CEO, RED DOOR BREWING COMPANY

RED DOOR BREWING COMPANY
1001 CANDELARIA RD. NE
TEL (505) 227-7001
MATT@REDDOORBREWING.COM
WWW.REDDOORBREWING.COM



NOVEMBER 18, 2016

In Support of the Painted Lady Bed & Brew

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Thank you.

A handwritten signature in blue ink, appearing to read "Matt Biggs". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Matt Biggs

CEO, RED DOOR BREWING COMPANY



November 21, 2016

Dear City of Albuquerque,

This letter is to convey my support for Jesse Herron's proposed Painted Lady Bed and Brew. First, on behalf of Jesse's character, my experience working with him and ABQ Tourism and Sightseeing Factory has been extremely positive. Mr. Herron has consistently been professional and considerate while showing a genuine concern for the well being of my business. This rare quality of integrity will carry through any venture Jesse is a part of.

The thorough, and laborious task of the renovated 1881 adobe at 1100 Bellamah Ave, ABQ, 87104, in which Painted Lady is proposed to inhabit, demonstrates Jesse's commitment to the city's past as well as it's future. The preservation is an homage to New Mexico's traditional building style, while allowing the nostalgia of its former brothel and saloon to be retold.

Moving this historical property into current day tourism through the vein of the beer industry is to validate Albuquerque's renowned reputation. We can be proud to be making some of the best beer in the country! How elegant for Painted Lady to represent her past while at the same time the pride of the vibrant and growing beer economy of this beloved city. This idea is too clever to pass up! Painted Lady Bed and Brew will serve to "paint" the identity of Albuquerque as celebratory and innovative.

With gratitude,

Cari Griffo

Owner of Duel Brewing
606 Central Ave. ABQ, NM, 87102
505-699-6119

To whom it may concern,

I've been a resident of Albuquerque for the past 10 years and currently live a few minutes away from the Painted Lady Bed & Brew. I am personally proud of the culture and uniqueness that Albuquerque offers, not to mention its recent fame with the local craft beer scene. Albuquerque inarguably is a great tourist destination for people across the county and around the world. The Balloon Fiesta, the people and the culture play vitals roles for this success.

When people travel to Albuquerque, they seek something that will provide an unforgettable experience that they cannot get where they are from. The Painted Lady Bed & Brew offers this experience for travelers, as well as locals. When I travel, I personally seek places to stay that are quaint and off the beaten path. The Painted Lady Bed & Brew allows fellow travelers to enjoy each other's company and share personal stories during their stay, while getting a taste of Albuquerque's recent fame. The fame that I speak of is the tasty, popular, award winning beer hand made from local brewers just a walking distance away. Albuquerque is a tight knight community that excels with the support and partnerships of fellow entrepreneurs. The Painted Lady Bed & Brew serves as a great compliment to the successful breweries that exist nearby. People seek these establishments as part of their travel itineraries, and what better way explore this emerging market than to be hosted blocks away.

The property in which the Painted Lady Bed & Brew is located, used to be nothing worth mentioning. I've recently experienced the new development and was amazed how much investment was put into the property to not only bring value to the neighborhood, but the Sawmill and Old Town areas. With local favorites like Golden Crown and Azul around the corner, the Painted Lady Bed & Brew promotes the opportunity to enjoy the great eats of the area. I'm sure that I speak for the neighborhood small businesses when I say that a business such as the Painted Lady Bed & Brew, can only benefit other existing small businesses. These same small businesses can only have a positive impact on the proposed development.

The building of the Painted Lady Bed & Brew is filled with rich Albuquerque history that goes back more than 100 years. What a great opportunity this would be to have eager guests stay in a place with so much to offer, that for a long time, stood abandoned and useless.

I fully support this great venture. I fully intent to recommend visitors to stay at this fine development to experience a unique stay.

Sincerely,

Kristopher Cadena

2717 Monk Ct. NW

Albuquerque, NM 87107

Re: Change of Zoning to promote Albuquerque as a destination

To Whom It May Concern,

Your decision to provide a change in zoning for the Painted Lady Bed & Brew should be a step toward what is already being considered in the ABC-Z Comp plan; creating special uses in appropriate areas for appropriate businesses.

As a lifelong citizen of Albuquerque and in my capacity as one of the Board of Directors for the Buy Local Advocacy group [KeepItQuerque](#) I have been exposed to a variety of sources and best practices relating to local economic resilience.

The Painted Lady Bed and Brew capitalizes on a variety of global trends as well as some particular to Albuquerque. As "Buy Local" and "Craft Brewing" converge and merge with a new focus on "Authentic, Experience-oriented" vacationing The Painted Lady is set to provide the best of both in a way that brings additional dollars from outside our city and sends folks home with warm feelings.

Albuquerque Brewers are creating a new category of "Base Economic Jobs" with their manufacturing facilities. The Painted Lady will support those jobs by bringing consumers from out of town, increasing the dollars flowing into our community. An added benefit is the likelihood those tourists will take home favorable stories of Albuquerque's unique authenticity.

With more and more travelers using services like AirBnB, The Painted Lady Bed and Brew is likely to gain popularity and provide additional Lodgers' Tax to further the efforts to market Albuquerque as a convention and tourism destination. And The Painted Lady is likely to become another reason to visit Albuquerque if Jesse Heron's performance to date is an indicator.

The size of the Painted Lady operation and the restrictions on on-site service provide assurances that the Painted Lady will become a valued member of the neighborhood rather than in any way unwelcome.

Providing this exception to Jesse Heron is a good decision based on Jesse's history as a Hospitality Operator with a commitment to our community. The "Breaking Bad" tours have exposed tourists to sites from the film as well much of the rest of our city. The Duke City Pedaler has already received national press and 5 star ratings in TripAdvisor.

My confidence in this endeavor as another jewel in the Albuquerque Tourism Crown is high and I look forward to seeing The Painted Lady as an option for my visiting friends.

Sincerely,



Clifton Chadwick



RUDE BOY *Cookies*

cookies / ice cream / milk bar

Michael M. Silva, Jr.
Founder/Co-Owner
Rude Boy Cookies
115 Harvard SE
Albuquerque, NM 87106

To Whom It May Concern,

I know Jesse Herron as a fellow entrepreneur here in Albuquerque. I am the Founder and Co-Owner of Rude Boy Cookies. I also proudly serve my community by volunteering as a Board member with the Golden Apple Foundation of New Mexico, serving on the Leadership Team for Leukemia Lymphoma Society and I have also served on the Mayor's welcome team, which greets and spends the day with business owners considering moving their companies to Albuquerque. Jesse and I met 12 years ago at the Albuquerque Convention & Visitors Bureau. Although we worked in different departments, we built a connection and friendship based on our love of our hometown, Albuquerque. After getting to know him better, I quickly realized that he was a doer and would be a force for positive change here in Albuquerque.

Jesse is a leader in this community. He is the owner of a company that has a singular purpose, to show off Albuquerque. Jesse is the Co-Founder of Albuquerque Tourism & Sightseeing Factory (AT&SF). AT&SF provides its customers with a front row seat to the sights and sounds of Albuquerque. Jesse is active in the community. He volunteers his time to mentor youth and up coming entrepreneurs, he is a member of the Young Professionals of Albuquerque and a current Board member of Visit Albuquerque. Jesse is a graduate of the University of New Mexico, holding a Masters Degree from the prestigious Anderson School of Management.

Jesse knew early on he wanted to be a trailblazer here in Albuquerque. He demonstrated this by starting a company in an industry that had been dead in the city for over 10 years. When Jesse started AT&SF, he knew that Albuquerque had a story to tell and he was determined to be one of the guys to tell the stories. AT&SF has grown as a business over the years with an unofficial slogan of "why not here." If other major cities can have and successfully operate fun and innovative tour options, then Albuquerque can too. AT&SF has expanded to include a bike taxi

division and a party bike division. Businesses like this are common in other cities but had not been done here in Albuquerque before or, if so, it had been decades since someone last operated here. Jesse brings tremendous pride and enthusiasm to his work and he is focused on being a positive, productive, prosperous and respectful business owner.

Albuquerque has been far too humble for far too long. We need people like Jesse Herron to be at the forefront of bringing cool things to Albuquerque. In order for Albuquerque to stay competitive with other major cities, the folks opening and operating businesses here have to be innovators, creators, and doers. Jesse is that! Across America, craft beer tourism is exploding. Craft beer tourism is heavily promoted by the State Tourism Department and the City of Albuquerque. Albuquerque, like other cities has a healthy and vibrant beer scene. Where the Painted Lady Bed & Brew continues to show Jesse's approach to being at the forefront of cool things to do, he has opened a Bed & Brew. In the next few years, folks in other cities will be looking to catch up to Albuquerque, to the Painted Lady Bed & Brew. This is a creative and fun way to bring two booming national industries together, the vacation rental industry and the craft beer industry. The Painted Lady Bed & Brew has a total capacity of six people. The goal is to share with the guests some of New Mexico's outstanding beers in a safe and private environment. The beer will only be available in a common area on the property. There will be virtually no impact to the residents as there is a privacy wall built around the property.

I support *without reservation* Jesse Herron and the Painted Lady Bed & Brew. I have the highest confidence that Jesse will be a mindful, respectful, good neighbor and innovative business owner. During my association with Jesse he has proven to be efficient, professional, organized, a team player and a courageous leader in the community.

Please feel free to contact me at 505-573-3361 if you need any additional information or explanation. I'm happy to help.

Sincerely,

Michael M. Silva, Jr.
Business Owner, Community Activist, Burqueno

SITE DEVELOPMENT PLAN REDUCTIONS



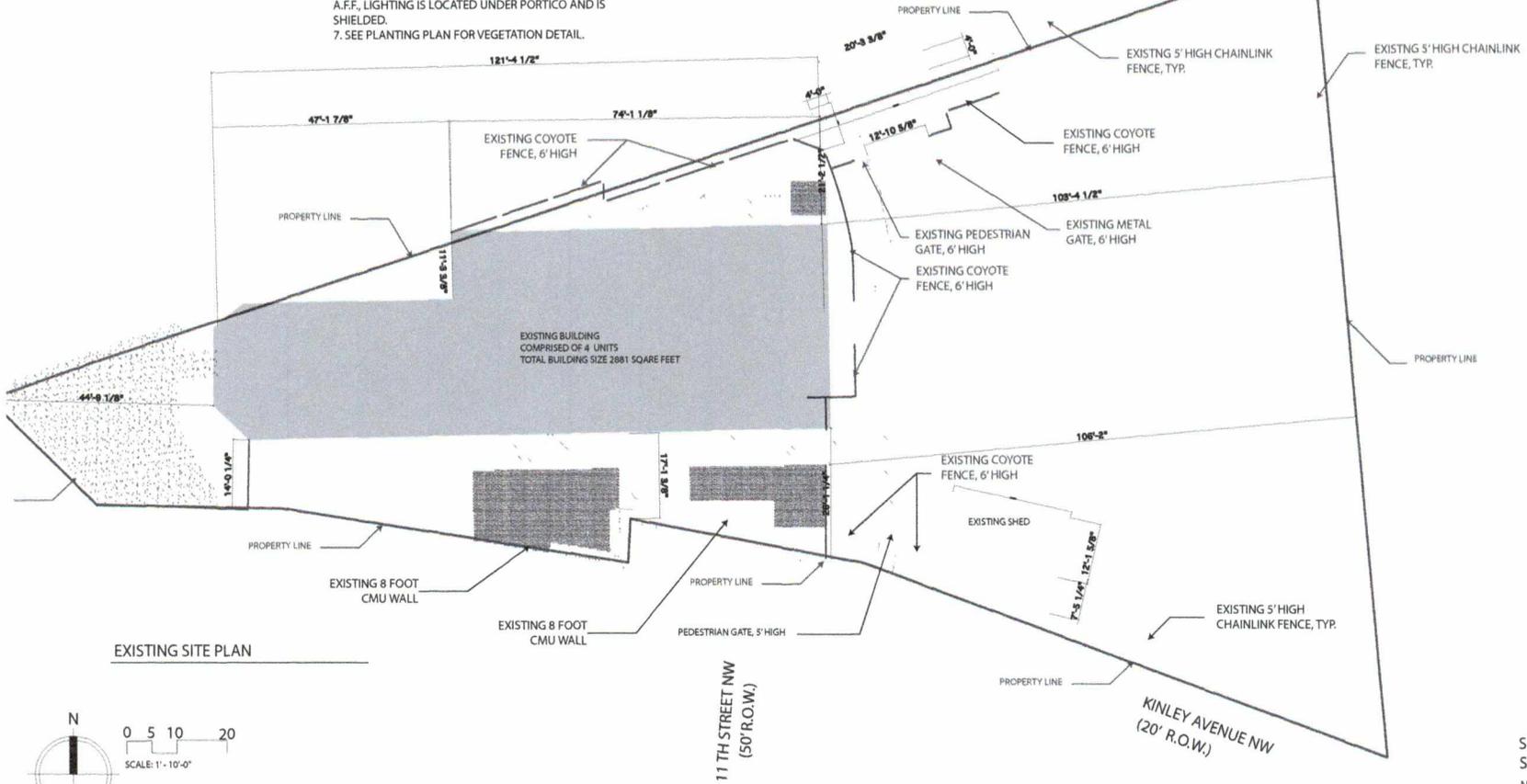
SITE

1100 BELLEMAH NW
 EXISTING ZONING: SU-2 SR (SAWMILL/WELLS PARK SDP)
 PROPOSED ZONING: SU-2/SU-1 FOR BOARDING OR LODGING TO INCLUDE THE SALE OF BEER AND WINE FOR ON PREMISE CONSUMPTION

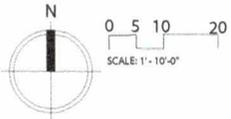
GENERAL NOTES

1. BUILDING CONSTRUCTED PRE-1900 OF ADOBE CONSTRUCTION.
2. BUILDING CONSTRUCTED PRE- 1965, NO PARKING OR LANDSCAPE REQUIREMENTS.
3. BUILDING CONSISTS OF 4 UNITS; 2 - 2 BEDROOM, 1-1 BEDROOM AND 1 STUDIO.
4. TRASH PICK UP IS RESIDENTIAL.
5. NO NEW CONSTRUCTION IS PROPOSED FOR THE SITE.
6. SITE LIGHTING CONSISTS OF INCANDESCENT PORCH LIGHTS AT EACH DOOR, MOUNTED APPROXIMATELY 7' A.F.F.. LIGHTING IS LOCATED UNDER PORTICO AND IS SHIELDED.
7. SEE PLANTING PLAN FOR VEGETATION DETAIL.

PROJECT NUMBER: _____
APPLICANT NUMBER: _____
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION: _____ DATE: _____
 WATER UTILITY DEPARTMENT: _____ DATE: _____
 PARKS AND RECREATION DEPARTMENT: _____ DATE: _____
 CITY ENGINEER: _____ DATE: _____
 ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL): _____ DATE: _____
 SOLID WASTE MANAGEMENT: _____ DATE: _____
 DRB CHAIRPERSON, PLANNING DEPARTMENT: _____ DATE: _____



EXISTING SITE PLAN



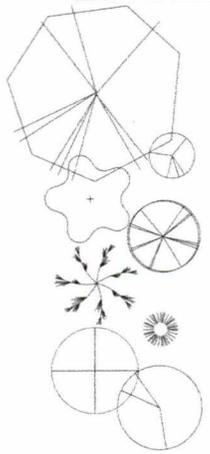
JESSE HERRON
 1100 Bellemah NW Albuquerque, NM

SHEET 1
 SITEPLAN - AS BUILT
 NOVEMBER 21, 2016
 VERSION 2

PLANT SCHEDULE

SYMBOL	QTY.	SCIENTIFIC NAME	COMMON NAME	INSTALL SIZE	HEIGHT	WIDTH	SPACING
TREES							
	10	<i>Ulmus parviflorus</i> 'Atlas'	ALLEE ELM	2" Cal.	40.00	30.00	
	4	<i>Viburnum coccineum</i>	CHERRYBLOSSOM	15-Gal	15.00	10.00	
	5	<i>Koeleria paniculata</i>	GOLDEN RAIN TREE	15-Gal	15.00	15.00	
	4	<i>Forsythia reevesiana</i>	NU OLIVE	10-Gal	15.00	15.00	
	2	<i>Cornus rugosa</i>	SMOKETREE	15-Gal	15.00	15.00	
	8	<i>Juniperus scopulorum</i> 'Skyrocket'	SKYROCKET JUNIPER	5-Gal	12.00	8.00	
	2	<i>Cercis reniformis</i> 'Okauchona'	OKLAHOMA REDBUD	15-Gal	12.00	12.00	
	2	<i>Lagerstroemia indica</i> x 'Laural' 'L'uccaroni'	TUSCARORA CRAPPE SPYRTE	15-Gal	6.00	8.00	
PERENNIALS/ACCENTS/ROUND/CROZES							
	4	<i>Colnaster lacteus</i>	PARNEY'S COTONEASTER	1-Gal	4.00	8.00	
	5	<i>Yucca viridate</i>	THREE-LEAF YUCCA	1-Gal	6.00	6.00	
	3	<i>Cassipouia gilliesii</i>	BIRD OF PARADISE	1-Gal	6.00	6.00	
	10	<i>Hesperaloe parviflora</i>	RED YUCCA	1-Gal	4.00	4.00	
	3	<i>Juniperus horizontalis</i> 'Blue Chip'	BLUE CHIP JUNIPER	1-Gal	1.00	6.00	
	12	<i>Ercaemata latifolia</i>	TURPENTINE BUSH	1-Gal	3.00	4.00	
	36	<i>Sedum reflexum</i> 'Blue Spruce'	BLUE SPRUCE SEDUM	1-Gal	0.50	1.50	
	23	<i>Taxodium diameadys</i>	CREEPING GERANIUM	1-Gal	1.00	2.00	
	45	<i>Ballaya multiradiata</i>	DESERT MARGOLD	1-Gal	2.00	1.00	
	3	<i>Centaurea ruber</i>	RED VALERIAN	1-Gal	3.00	2.00	
	7	<i>Rosa banksiae</i>	LADY BANKS ROSE	1-Gal	CLIMB	CLIMB	
	6	<i>Helianthus maximiliani</i>	MAXIMILIAN SUNFLOWER	1-Gal	5.00	3.00	
	10	Liriope	LELYRUF	1-Gal	1.50	1.50	
	10	<i>Perthocaulis micropodata</i>	BOSTON IVY	3-Gal	CLIMB	CLIMB	
	7	<i>Eunympha japonica</i> 'Microphylla'	BOWLEAF EUNYMAUS	1-Gal	4.50	6.00	
	15	<i>Linaria hispanicola</i>	ENGLISH LAVENDER	1-Gal	2.00	2.00	
	9	<i>Carthagenia plantaginifolia</i>	PLUMBAGO	1-Gal	1.50	1.50	
	3	<i>Hedera helix</i>	ENGLISH IVY	1-Gal	CLIMB	CLIMB	
ORNAMENTAL GRASSES							
	48	<i>Calamagrostis x acutiflora</i> 'Vail Foxtail'	FEATHER REED GRASS	1-Gal	2.50	2.00	
MULCH							
	2,241 SF	3/4" Senia Ana Tan, 3" depth, as provided by Bulkology or approved equal					
	1,125 SF	1" Manzano Rose, 3" depth, as provided by Bulkology or approved equal					
	112 SF	Synthetic lawn, 'Forever lawn'					

1. ALL LANDSCAPING AND HARDSCAPING SHOWN ON THIS PLAN IS EXISTING.



PLANTING NOTES

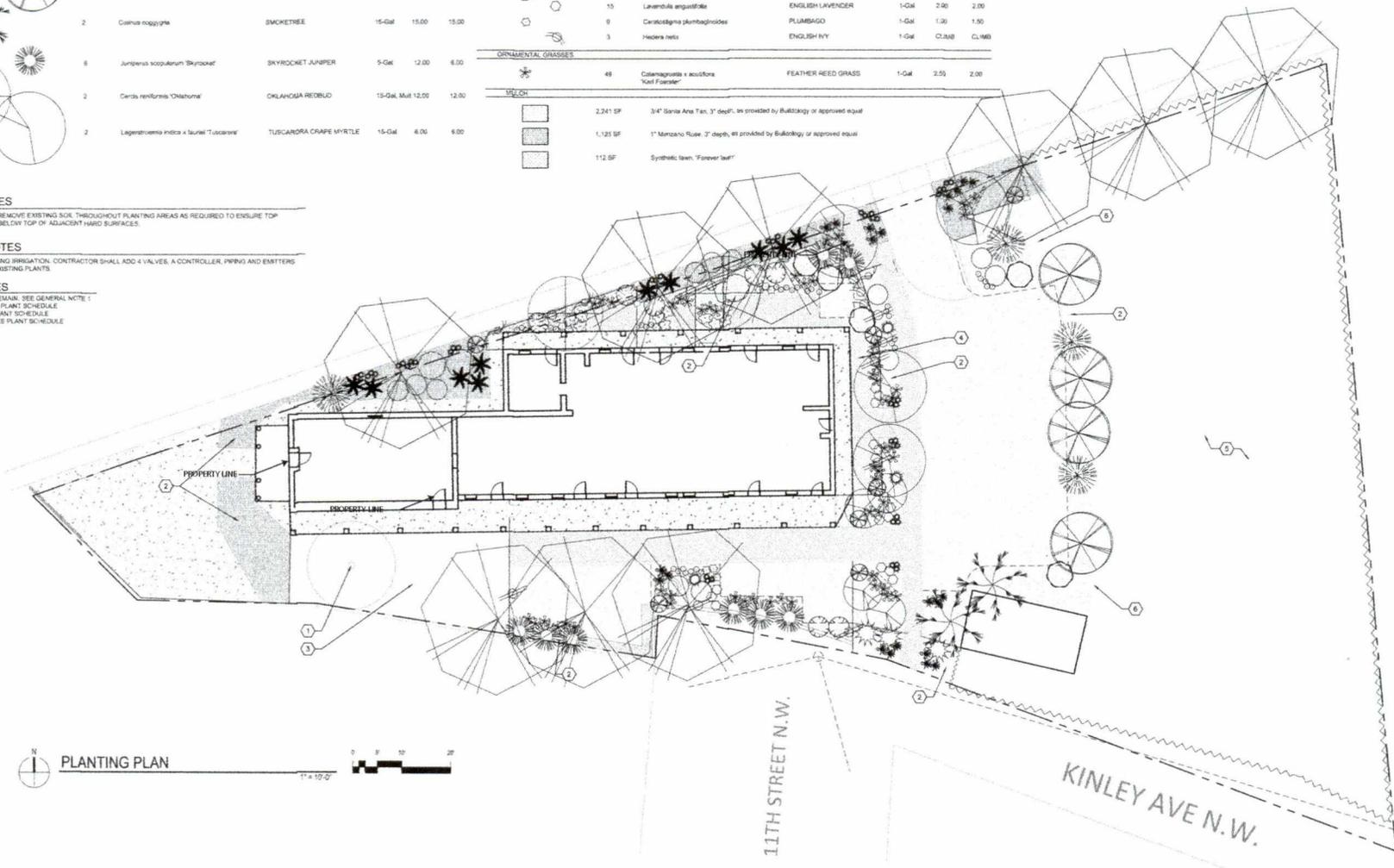
1. CONTRACTOR SHALL REMOVE EXISTING SOIL THROUGHOUT PLANTING AREAS AS REQUIRED TO ENSURE TOP OF MULCH WILL BE 1" BELOW TOP OF ADJACENT HARD SURFACES.

IRRIGATION NOTES

1. THERE IS NO EXISTING IRRIGATION. CONTRACTOR SHALL ADD 4 VALVES, A CONTROLLER, PIPING AND EMITTERS TO ALL NEW AND EXISTING PLANTS.

KEYED NOTES

- 1. EXISTING TREE TO REMAIN. SEE GENERAL NOTE 1.
- 2. DRINKING MULCH. SEE PLANT SCHEDULE.
- 3. BARK MULCH. SEE PLANT SCHEDULE.
- 4. SYNTHETIC LAWN. SEE PLANT SCHEDULE.
- 5. FUTURE PHASE.
- 6. NATURAL EDGE.



312 University Ave. Albuquerque, NM 87102-3505
LANDSCAPE ARCHITECT

project

JESSE HERRON & BEKAH WIGGINS
1100 Bellamah Road NW
Albuquerque, NM

Date

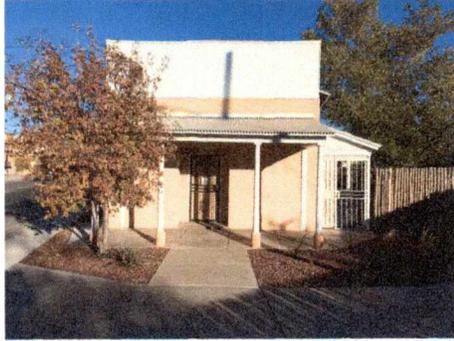
NOVEMBER 21, 2016

Drawing name

PLANTING PLAN

Sheet no.

SHEET 2
VERSION 2



1. WEST ELEVATION - 17'-6" HIGH



2. NORTH ELEVATION



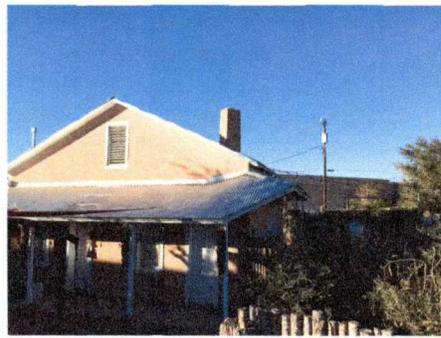
3. NORTH ELEVATION - 12'-9" TO PORTAL, 18'-7" TO RIDGE.



4. EAST ELEVATION



5. SOUTH ELEVATION



6. SOUTH ELEVATION



7. PORCH LIGHT AT DOOR

GENERAL NOTES

1. BUILDING IS EXISTING AND OF ADOBE CONSTRUCTION.
2. BUILDING FINISH IS TAN STUCCO.
3. WINDOWS ARE WOOD WITH WOODEN TRIM AND SASHES, PAINTED WHITE.
4. WOODWORK IS TYPICALLY WHITE.
5. ROOF IS CORRUGATED METAL.