



**Environmental
Planning
Commission**

**Agenda Number: 01
Project Number: 1005580
Case #: 16EPC-40070
January 12, 2017**

Staff Report

Applicant	Mark Baker
Agent	Consensus Planning
Request	Sector Development Plan Map Amendment (Zone Change)
Legal Description	Lots 22 and 23, Block 32, Tract 32, Heights Reservoir Addition
Location	Adams Street NE between Lomas Blvd NE and Roma Ave NE
Size	Approximately 0.33 Acres
Existing Zoning	R-3
Proposed Zoning	C-2

Staff Recommendation

APPROVAL of Case #16EPC-40070 based on the Findings beginning on Page # 14.

Staff Planner

Michael Vos, AICP - Planner

Summary of Analysis

This request is for a Sector Development Plan Map Amendment to the Nob Hill Highland Sector Development Plan for Lots 22 and 23, Block 32, Tract 32, Heights Reservoir Addition, an approximately 0.33 acre parcel located on the west side of Adams Street NE between Lomas Blvd NE and Roma Ave NE.

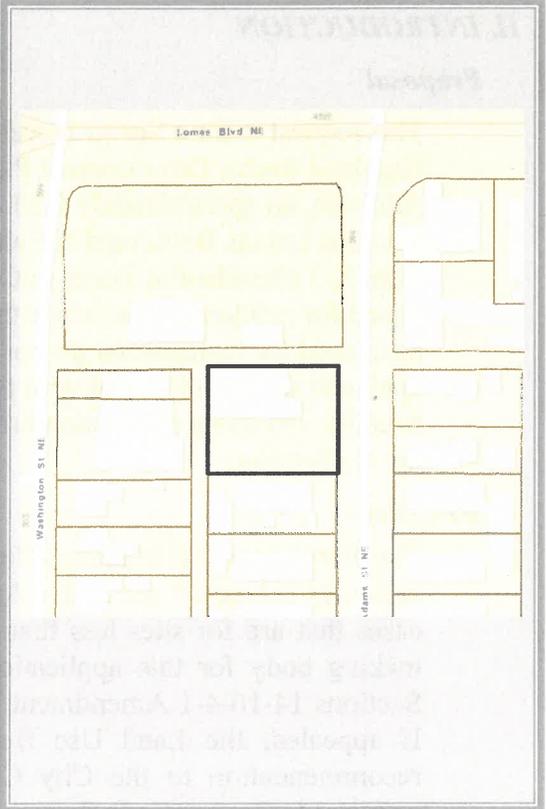
The request is for a zone change from R-3 Residential Zone to C-2 Community Commercial.

The subject site is located within the Established Urban Area of the Comprehensive Plan and the Nob Hill Highland Sector Development Plan.

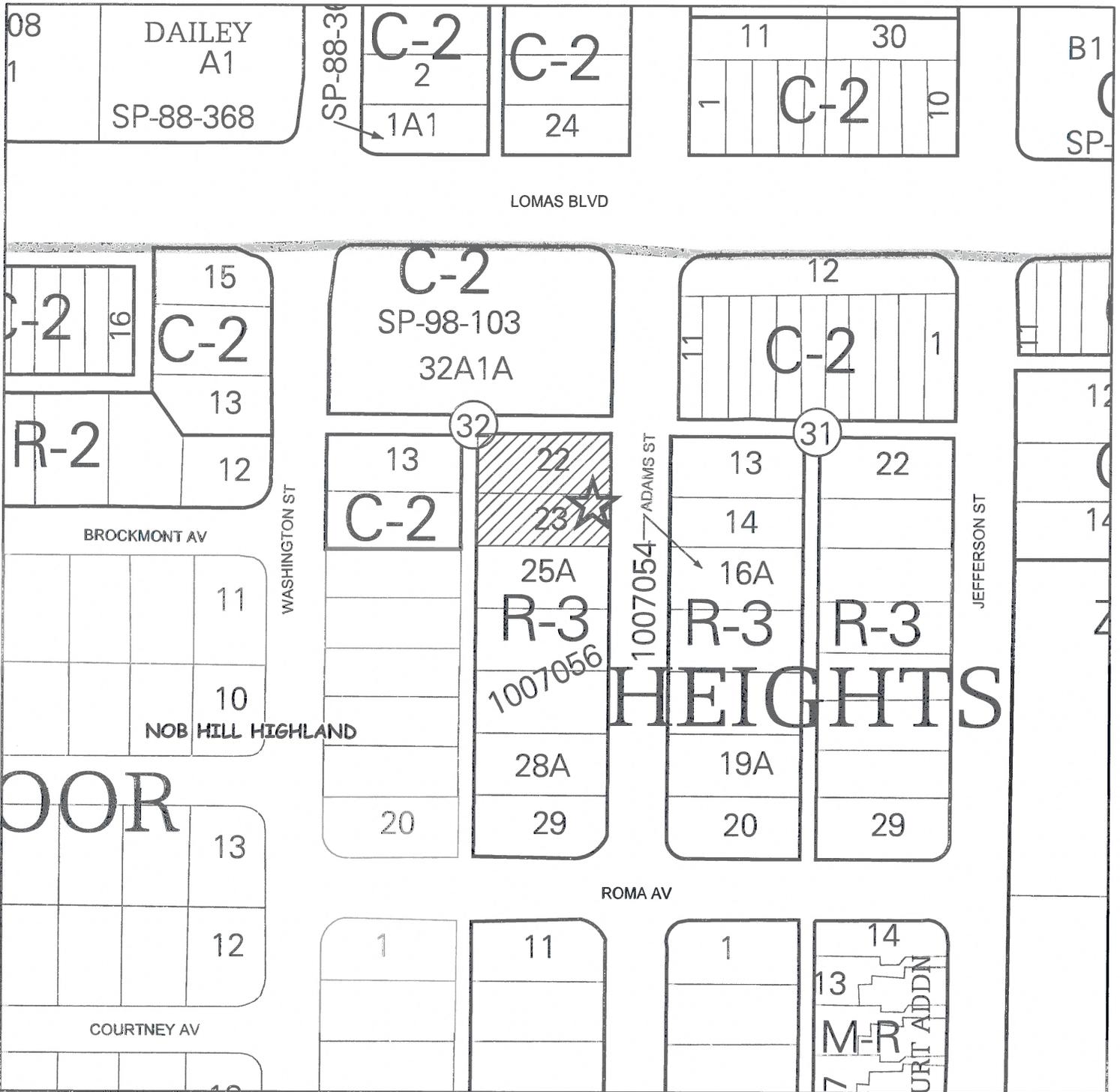
The request is generally consistent with and furthers applicable City plans, goals, and policies. The justification is also based on the request being consistent with the requirements of R-270-1980 as outlined in this staff report.

The Highland Business and Neighborhood Association and District 6 Coalition were notified of this request. A facilitated meeting was recommended, but declined by the neighborhood associations. There is no known neighborhood opposition to this request.

Staff recommends approval based on the findings outlined in this staff report.



City Departments and other interested agencies reviewed this application from 12/05/16 to 12/21/16
Agency comments used in the preparation of this report begin on Page # 19.



ZONING MAP

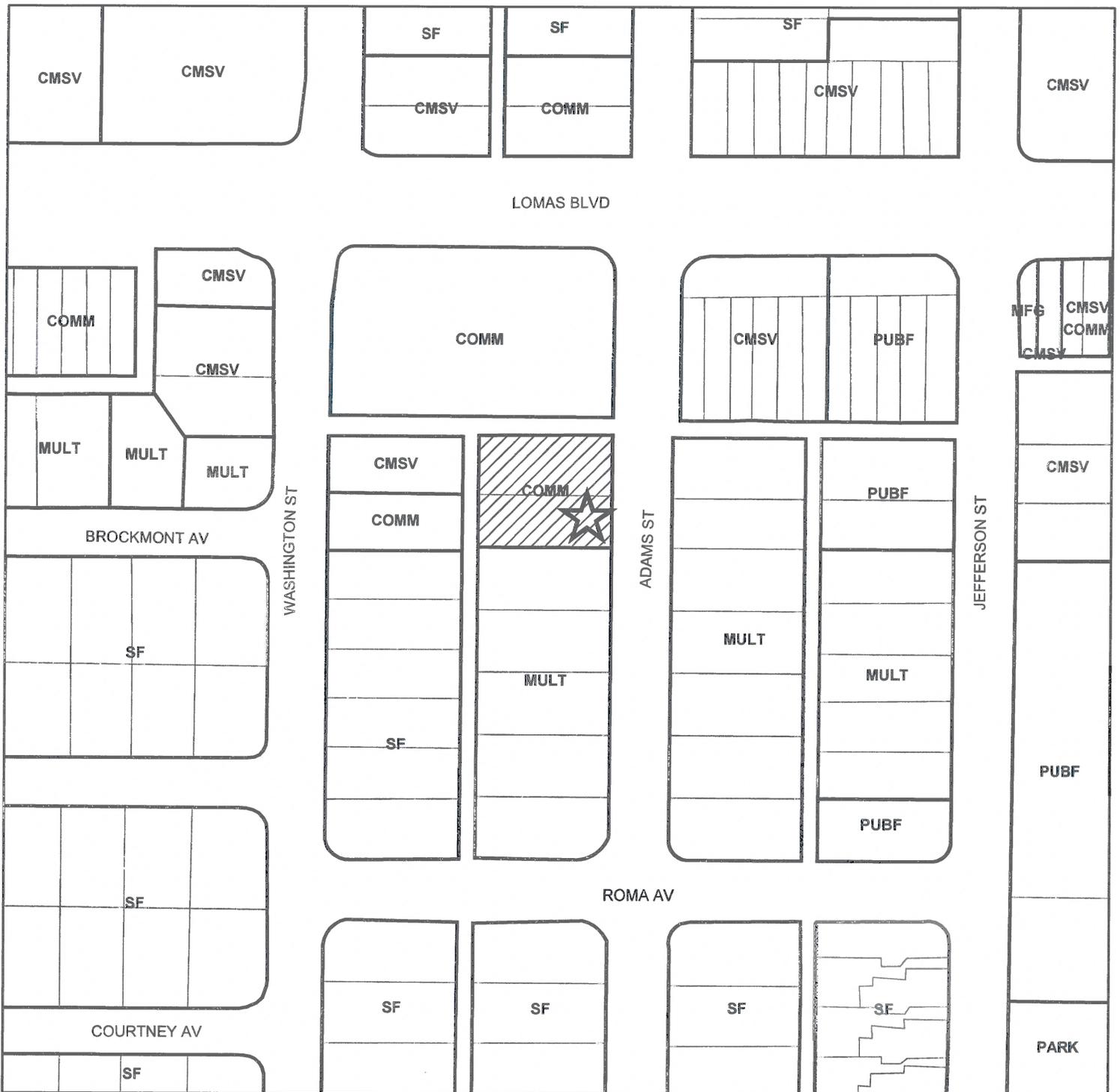
Note: Grey shading indicates County.



1 inch = 138 feet

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LAND USE 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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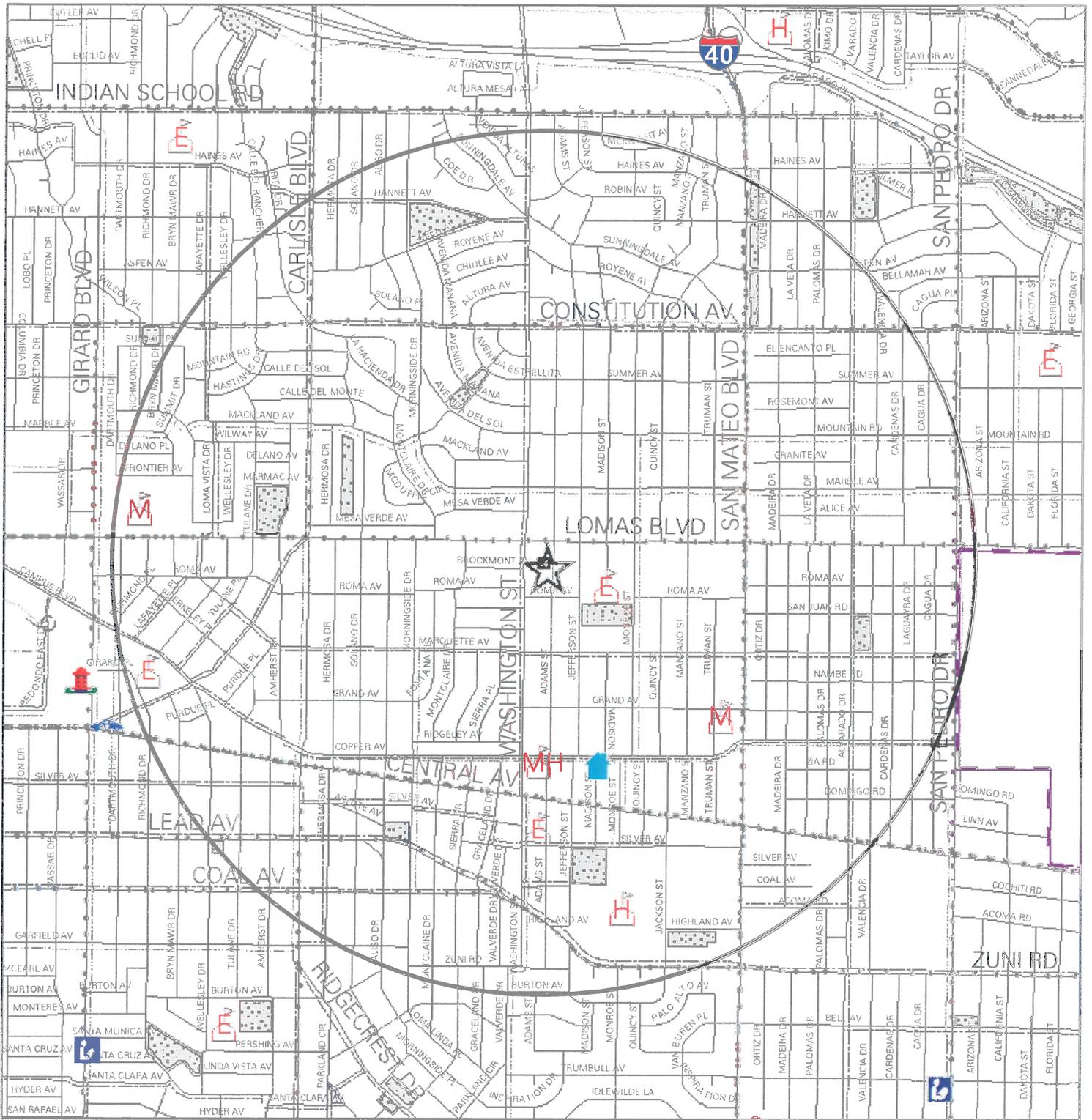
HISTORY MAP

Note: Grey shading indicates County.



1 inch = 138 feet

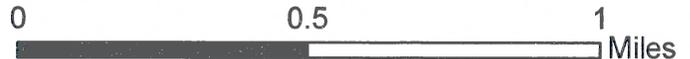
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Public Facilities Map with One-Mile Buffer

- | | | | |
|---|---|--|---|
|  COMMUNITY CENTER |  FIRE |  Public 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: 1005580



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	R-3	Established Urban Area; Nob Hill Highland Sector Plan	Commercial Retail
North	C-2	Same	Commercial Retail
East	R-3	Same	Multi-Family
West	C-2	Same	Commercial Service and Retail
South	R-3	Same	Multi-Family

II. INTRODUCTION

Proposal

This request is for a Sector Development Plan Map Amendment (Zone Change) to the Nob Hill Highland Sector Development Plan for Lots 22 and 23, Block 32, Tract 32, Heights Reservoir Addition, an approximately 0.33 acre parcel located on the west side of Adams Street NE between Lomas Boulevard NE and Roma Avenue NE. This request is for a change of zoning from R-3 (Residential Zone) to C-2 (Community Commercial Zone). The subject site has been zoned for residential uses since the adoption of the first zoning code in 1959, even though it has been used for commercial purposes before that time. If approved, the zone change will allow the applicant to move forward with the proposed redevelopment of the site with a neighborhood-friendly, moderate production brewery as outlined in the justification letter that was provided in the application.

EPC Role

The Environmental Planning Commission (EPC) is hearing this case because the EPC has the authority to hear all sector development plan map amendment cases and make decisions on those cases that are for sites less than one block or 10 acres in size. The EPC is the final decision-making body for this application, unless the decision is appealed, pursuant to Zoning Code Sections 14-16-4-1 Amendment Procedure and 14-16-4-3 Sector Development Plan Procedures. If appealed, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council, which would make the final administrative decision pursuant to Zoning Code Section 14-16-4-4(A)(2) Appeal. This is a quasi-judicial matter.

Context

The subject site is within the Established Urban Area of the Comprehensive Plan, as well as within the boundaries of the Nob Hill Highland Sector Development Plan. The site is developed with a commercial building that has been used for the last several years as a tattoo shop. The subject site is surrounded by other commercial and multi-family land uses and zoning designations.

The subject site is on the west side of Adams Street NE between Lomas Boulevard NE and Roma Avenue NE. To the north is a convenience store and gas station zoned C-2. To the west is a multi-tenant commercial building that houses a laundromat and dry cleaner also with C-2 zoning. To the south and east of the subject site is property zoned R-3 with existing multi-family residential units. Farther south and west of the site is single-family residential zoned R-1.

History

The zoning of the subject site dates back to the original 1959 Zoning Code. Even though the property was zoned with the adoption of the 1959 Zoning Code for R-3 zoning, which was maintained through the adoption of the Nob Hill Highland Sector Development Plan, the building located on the subject site has operated as a series of commercial uses since at least 1954. In addition to the more recent use as a tattoo shop, the building has served as a wine warehouse, architecture office, classrooms, a boutique retail shop, and other retail and manufacturing uses ranging from furniture to electronics and foods. Given this history, the Zoning Hearing Examiner (ZHE) approved the site as a Status Established Building in 2007. A Status Established Building is a building that was nonconforming in its use that has been approved to maintain the nonconforming use – in this case the existing building is allowed to have office, retail, and warehousing uses regardless of the underlying R-3 zoning. A copy of the ZHE decision is attached to the applicant's justification letter.

Also in 2007, the City adopted the Nob Hill Highland Sector Development Plan. In that plan, the subject site is shown within the boundaries of the Highland Commercial District along with the other neighboring commercially-zoned properties and not within the adjacent residential neighborhood.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. The LRRS designates Lomas Boulevard as a Regional Principal Arterial. Washington Street, one block west of the subject site is designated as a Major Collector. Adams Street and Roma Avenue are local roads.

The Comprehensive Plan designates Lomas as an Enhanced Transit Corridor with the intent to improve and optimize transit and pedestrian opportunities for residents, businesses, and other users.

Trails/Bikeways

Bicycle lanes are located along Washington Street, one block west of the subject site, which connects to bicycle routes on Marquette to the south and Marble to the north. The Bikeways and Trails Facilities Plan includes a proposed bike boulevard to be located on Monroe Street NE, two blocks east of the subject site.

Transit

The subject site is just south of Lomas Boulevard, with a bus stop located on the corner of Lomas and Adams Street NE, which provides access to Route #11 bus service.

Public Facilities/Community Services

See the Public Facilities Map in the packet for detail regarding these items.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The subject site is currently zoned R-3. The R-3 residential zone provides for the highest density housing outside of urban centers typically mapped adjacent to commercial and office uses where access to a major street is available.

The proposed zoning for the subject site is C-2, community commercial zone, which provides suitable sites for office, most service and commercial activities, and certain specified institutional uses.

Albuquerque / Bernalillo County Comprehensive Plan

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

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

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

The zone change will not result in a change of overall gross density and will continue to contribute to a full range of urban land uses in the area. Although the existing zone map portrays the subject site as residential, the use has been commercial since 1954, before the city-wide zoning ordinance was adopted, as previously described. And although the site is allowed to

conduct some commercial and office business, the zone change will allow a greater range of commercial uses (including the proposed microbrewery) than is allowed today under the Status Established Building designation. Therefore, the zone change will not alter the overall gross residential density of the area and will positively contribute to the full range of urban land uses in the Established Urban Comprehensive Plan area thus, furthering this policy.

The request furthers Policy II.B.5.a because the sector development plan map amendment will expand the variety of commercial land uses allowable on the property, which already allows office, warehouse, and retail uses as a Status Established Building. This expansion of uses on a property with existing commercial activity will contribute to a full range of urban land uses in the Established Urban Area of the Comprehensive Plan without affecting the number or density of dwelling units available in the area.

Policy II.B.5.e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

New growth and redevelopment opportunities are both important with regards to city-wide infill. The proposed redevelopment of this site establishes this site as infill due to its location in an existing neighborhood and commercial district contiguous with existing development and infrastructure. Considering the fact that the subject site has operated in this neighborhood with a commercial use for over 60 years and that this request is to change the incorrect residential zoning designation to correspond with the existing commercial use, the integrity of the existing neighborhoods will not be altered.

The sector development plan map amendment for the subject site will allow new types of commercial infill development to occur on the subject site. The subject property is located in a developed area of the City with existing infrastructure including major roadways and utility services. As the subject site is currently a Status Established Building allowing commercial activities, continuing its use as a commercial business will ensure the integrity of the existing neighborhood. The request furthers Policy II.B.5.e.

Policy II.B.5.1: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

As addressed above, although the proposed project is not new development, it is still vital that redevelopment projects represent quality and innovation in design through appropriate Plan area proposals. This project will be compliant with the Nob Hill Highland Sector Plan standards in the applicant's proposal to update the building façade, construct a patio east of the building, which is currently a large surface parking lot, and remove the loading dock and chain link fence south of the existing building. These improvements will facilitate quality and innovation in design by removing the unattractive elements on the site, bringing the active use of the proposed brewery and taproom closer to the public right-of-way, and making building improvements as shown in the rendering and as compared to the existing conditions photo on the following page. Without the approval of this request, this building will continue with the present use, which does not meet the Sector Plan's intent or standards.

This request will allow for new uses to come to the property. Depending on the types of uses that move in and any related site improvements they make, there will be the need for the site to come into compliance with current zoning regulations, as well as comply with the standards set forth in the Nob Hill Highland Sector Development Plan. The addition of a patio with seating for a restaurant or brewery use as shown in the illustrative site plan would trigger such requirements, which would require the applicant to consider quality and innovation in design appropriate for the Highland Business District. However, a change of use without any addition would not trigger any requirements, so if the applicant were to change course, there is no enforcement mechanism on the design. The request partially furthers Policy II.B.5.l.

Policy II.B.5.m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

If this request is approved, the proposed building design includes a roof deck and patio as additions to the existing building, which will enhance the unique vistas of the Sandia Mountains from the subject site. In addition, the building and façade improvements proposed to the building will positively contribute to the site and the neighborhood's quality of the visual environment.

If the applicant chooses to move forward with their design as illustrated, the request will enhance unique vistas for patrons of the new business and improve the visual environment of the subject site by removing unsightly elements from the site, updating the building façade, and creating a more active, pedestrian-friendly use. However, as previously stated, there is no mechanism in this zone change to ensure compliance with the proposed design, so the request partially furthers Policy II.B.5.m.

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

The Comprehensive Plan suggests several possible techniques which may help to implement this policy. Approval of this zone change request will allow the applicant to achieve many of those techniques through redevelopment; such as existing commercial building revitalization, the applicant's interest in emphasizing citizen participation through proactive meetings with the Highland Business/Neighborhood Association prior to application, and the project's location near a mixed density residential neighborhood introduces a mixed use concept as a means of strengthening the surrounding community.

The request furthers Policy II.B.5.o because the applicant is proposing the zone change to facilitate the redevelopment of a property in an older neighborhood of the Established Urban Area. In addition, the applicant has met with and engaged the neighbors on this proposal to understand the neighborhood context to the revitalization of this commercial property.

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

The Comprehensive Plan suggests the City should emphasize private investment as a primary means to achieve redevelopment objectives and support redevelopment projects which will stimulate additional private investment to implement this policy. Approving this request will facilitate future private investment, redevelopment of the subject site, and will help to accomplish both techniques, and therefore implement this policy. Private investment in this

infill/redevelopment property will increase the value of the property, generate additional gross receipts taxes, and not require any additional City services ensuring that this is cost effective for the City.

Approval of the amendment to the C-2 zone will allow redevelopment of the property for a variety of uses that more easily allows private investment in the subject site. The request furthers Policy II.B.5.p.

Transportation and Transit: The Goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs. Applicable policies identified by the applicant include:

Policy II.D.4.g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

Approval of this request will allow the site to be redeveloped with a more active commercial use than the existing use, which will promote a more pleasant pedestrian experience with a more active use than the existing surface parking lot perpetuated by the existing deep setback for the building.

The request furthers Policy II.D.4.b because a change in zoning to C-2 and the site's proximity to an Enhanced Transit Corridor allows for a variety of both commercial and residential uses that are necessary to create a more walkable environment. Allowing these new uses will allow the applicant to move forward with a project that will have more pedestrian activity than the office and warehouse uses currently allowed by the Status Established Building designation.

Economic Development: The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals. Applicable policies identified by the applicant include:

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

If this request is approved, the C-2 zoning will facilitate development of a new local business and allow the applicant's idea to come to fruition. Opening a brewery and taproom has been a passion and goal of his since brewing his first batch of homebrew. He has refined his ideas, developed new recipes, and studied techniques to produce high-quality products as a creative outlet for three years. He is passionate about producing a highly personalized product, embracing the resurgence of local business, and supporting this neighborhood.

The request furthers Policy II.D.6.b because the applicant intends to open a new, local business on the subject site. In addition, the diversity of uses allowed by the proposed C-2 zoning will allow for both local and national firms of a variety of types to locate on the subject site now and into the future.

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

The brewery environment is one that has become extremely popular in and economically important for tourism in cities across the nation. Albuquerque's market for breweries seems to continue to grow along with the popularity for breweries among tourists. The popularity is proven by the many social media and blog posts focused on Albuquerque's brewery scene which surface daily and by the New Mexico True campaign's continued focus on new and ever popular breweries. In a survey of 1,003 people, Albuquerque was ranked number 10 on Travelocity's first Beer Tourism Index and was compared to metro areas such as Portland, Denver, and Seattle. In addition, according to the National Brewers Association's 2014 Economic Impact Study, New Mexico breweries generated over 3,000 full-time jobs, over \$100 million in labor wages, and over \$340 million in total economic impact in 2014. This zone change will help to facilitate the continuation of these trends, which contribute to and promote tourism and positive economic development in Albuquerque.

The request furthers Policy II.D.6.d because new businesses, especially in brewing, are important draws for visitors that complement major events such as Balloon Fiesta. The subject site's location near a major roadway allow it great accessibility for visitors in close proximity to other major centers including Downtown, Uptown, and Nob Hill.

Nob Hill Highland Sector Development Plan (Rank III)

The Nob Hill Highland Sector Development Plan was adopted in 2007 and most recently amended in 2014. The plan was created to update the previous 1987 Nob Hill plan in order to address community concerns and protect the established character of the neighborhood and successful business community. Applicable goals identified by the applicant include:

Pedestrian Circulation Goal: Create an environment that facilitates a high-quality, pedestrian-oriented experience.

The proposed development, subsequent to this request, will implement the following Sector Plan action statements to further this goal: improve sidewalks, enhance pedestrian mobility through the subject site, repair existing curb cuts, contribute to developing the adjacent alleys as pleasant and useful public spaces/amenities, and address aesthetics and amenities to improve streetscapes and create opportunities to relax, gather, and socialize. If the R-3 zone and the Status Established Building designation remain, this Sector Plan goal will not be implemented as the site and use will remain.

The applicant intends to update the building and site with a patio and improved circulation that would not otherwise occur under the existing use and the Status Established Building. However, changes in use without any changes in building square footage would not trigger any requirements to make these improvements, so the request partially furthers the Pedestrian Circulation Goal.

Vehicular Circulation Goal: Accommodate the flow of automobile traffic through the plan area while integrating it with a pedestrian-oriented, multimodal, mixed-use, urban environment.

The subject site is conveniently located near transit on Lomas Boulevard, on two existing alleys, between an existing residential neighborhood and commercial district, and in the Established

Urban Comprehensive Plan area. Automobile traffic generated by the proposed use will have access to a gridded, well-established, well-integrated, pedestrian-oriented, multi-modal, mixed-use, urban environment.

The request furthers the Vehicular Circulation Goal by locating potentially higher traffic uses in close proximity to Lomas Boulevard, which is designated as a Regional Principal Arterial and Enhanced Transit Corridor, with access to multi-modal transportation options. The applicant also proposes improving the parking lot and potentially routing vehicles through the adjacent alley, which would create safer circulation and reduce conflicts of vehicles backing over the sidewalk and into the adjacent street.

Community Form Goal: Reinforce the Nob Hill Highland district as a vibrant, high quality, pedestrian-oriented urban community and a destination for greater Albuquerque.

The Sector Plan states that the community envisions Highland (and Nob Hill) to continue as an urban village alive with people and activity. Residents will walk easily and comfortably from their homes to neighborhood stores, restaurants, coffee shops, and services bordering Lomas Boulevard (and Central Avenue). The proposed brewery and taproom, located less than one block south of Lomas Boulevard, will contribute to the vibrancy and pedestrian-oriented urban environment in the Highland neighborhood. Approving this request will realize this Sector Plan goal and contribute to achieving the community vision, as stated in the Sector Plan.

The request furthers the Community Form Goal by allowing new potential businesses to locate in the Highland Business District potentially adding to the existing vibrancy of the Nob Hill Highland area. These businesses could become a destination for the local neighborhoods, as well as the rest of Albuquerque.

Economic Vitality Goal: Create an environment where businesses, and particularly, small, locally owned businesses, can thrive.

The subject site is conveniently located near Lomas Boulevard, other community commercial uses, a neighborhood of people who could walk to and from the brewery and taproom, and near several transportation options for city-wide accessibility. The existing environment is not only suitable, but preferable for a small, locally owned business. The requested zone change will enable a larger range of commercial uses on the subject site and further this Sector Plan goal.

The request furthers the Economic Vitality Goal by allowing a variety of potential businesses to locate on the subject site that is otherwise limited in use as a Status Established Building. Approving more flexible zoning creates opportunities for different businesses to move in and thrive.

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

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

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

Analysis of Applicant's Justification

Note: Policy is in regular text; Applicant's justification is in *italics*; 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.

This application will contribute to the health, safety, morals and general welfare of the neighborhood, community, and City. The requested zone change furthers the Albuquerque/Bernalillo County Comprehensive Plan and the Nob Hill/Highland Sector Development Plan goals and policies through this application, which proposes the same zone (C-2) as adjacent zoning and land uses to the north and west (a gas station, car wash, laundromat, and various retail shops).

Currently the subject property is a tattoo parlor, operating in the building for nine hours of the day behind closed blinds and graffiti mural walls. Two alleys border the property on the north and west separating the subject site from other commercial uses, which is a space where crime, loitering, and dumpster diving in the communal trash bin located onsite, is a potential neighborhood disturbance. Redeveloping this site could mitigate those potential issues by developing a more active use on the subject site with the applicant's proposed development: a neighborhood friendly, moderate production brewery and taproom with a patio, bicycle amenities, parking, and space for a food truck. Additionally, the site is served by public infrastructure and transit service and would have no impact on existing utility, service, or infrastructure provision.

The cited policies in the applicant's justification letter dated December 14, 2016 attached and summarized in the staff report support the statement that the request is 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.

Land use and zoning stability will be maintained. The proposed zone (C-2) not only supports the use that has operated out of the building on the subject site since 1954, but is the same as abutting properties to the north and west. The C-2 (Community Commercial) zone is the predominant commercial zone in the Sector Plan area with four different variations depending on residential character. Additionally, the C-2 zone is the predominant zone on both sides of Lomas Boulevard from Montclair Drive on the west of the subject site to as far as Interstate-40 on the east of the subject site, which is about a 3-mile distance. Although the subject site is not located on Lomas Boulevard, it is within walking distance (a tenth of a mile) from Lomas

Boulevard, which is typical for properties within the same 3-mile C-2 area along Lomas. Other surrounding zones include R-3, C-1, and R-2, which have always neighbored a commercial use on this site. The existing zoning is not appropriate and a change to C-2 will better serve the community as articulated above.

The proposed change from R-3 to C-2 zoning corrects the zone map to match the commercial land use that has operated on the site for many years, and will provide additional types of commercial uses for the community. The requested zone is also the same zone designation as the adjacent commercial uses to the north and west of the subject site; therefore, stability of land use will be maintained with approval of this request.

- 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.

Refer to policy analysis section of the staff report above.

- 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 (D)(1) or (D)(2) above does not apply.

The existing zoning is inappropriate for two reasons: One, because there was an error when the existing zone map was created as demonstrated in the City of Albuquerque's Office of the Zoning Hearing Examiner's Notification of Decision Statement of Facts on June 27, 2007 for Project Number 1005580 (see attachment).

The subject site is recognized by the ZHE, the surrounding community, and the City as a commercial site as shown in the Nob Hill Highland Sector Plan, which identifies three sub-districts within the plan area. The subject site is within the Highland Commercial District, which is located between Washington Street and San Mateo Boulevard, as shown in the map below from the Sector Plan.

The second reason the existing zoning is inappropriate for the subject site is because a different use category is more advantageous to the community, as articulated in both the Comprehensive Plan and the Sector Plan and described in detail in Resolution 270-1980 Policy C section above. Additionally, the proposed use category (C-2 zone) will foster the continued use and redevelopment of an existing building within the Highland neighborhood's existing urban fabric. The proposal will provide the opportunity to continue the economic interest and redevelopment growth in this neighborhood in a positive direction toward a more walkable, urban, neighborhood with many social spaces, as stated in the Sector Plan.

Without findings for the 1959 adoption of the zoning for the subject site it is not possible to determine if the zoning was actually made in error or if the nonconforming use simply remained and the intent for multi-family residential was never realized. However, the Zoning

Hearing Examiner Decision did state that the nonconforming commercial uses were not contrary to the public interest or injurious to the community. In fact, the applicant has clearly demonstrated the existing zoning is inappropriate because a different use category would be more advantageous to the community. The request to change the zoning will allow for redevelopment of the subject site with a variety of potential uses that will be advantageous to the community as articulated by numerous policies of the Comprehensive Plan and fulfilling the goals of the Nob Hill Highland Sector Development Plan as outlined in the Analysis section of the staff report beginning on page 3; therefore, the proposed C-2 zone designation is more appropriate for the subject site.

- 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.

The permissive uses in the proposed zone will not be harmful to adjacent property, the neighborhood, or the community. The zone is the same as properties to the north and west of subject site, which will create more of the existing character. Although the zone will change to a more intense zone, the use on the subject site abutting the R-3 property, has been commercial since 1954 and not residential, as previously stated.

Furthermore, the proposed zone change will not be harmful to adjacent properties regarding traffic, noise, pollution, or views because the applicant intends to develop screening, lighting, signage, and comply with height regulations for the intended use.

The requested C-2 zone is identical to the zoning of the properties to the north and west of the subject site where the C-2 zone is mapped adjacent to R-3, R-2, and R-1 zones. In addition, the subject site has operated with commercial uses since 1954 and has not been harmful to any adjacent property, the neighborhood, or the community as a whole which will not change with approval of this request.

- 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.

This zone change will not result in unprogrammed capital expenditures by the City.

Approval of the requested amendment will not require any capital improvements because the site is located in an area that already has sufficient infrastructure.

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

The cost of the land is not the determining factor for the application. There are two determining factors for this request:

1. *The site's current zone was made in error and does not represent the existing or historic land uses on this site; and*

2. *The owner's desire to provide a more active and neighborhood friendly use for the neighborhood where he and his family live.*

The cost of land or other economic considerations are not a determining factor in the request for a sector development plan map amendment.

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

The property is not located on a major street and thus not a justification for this application.

The subject site is not located on a major street and the location is not a justification for the requested zoning; rather, the request is based on there being an error in the zone map and the request being more advantageous to the community.

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 makes the site unsuitable for the uses allowed in any adjacent zone.

This is Application does not constitute a spot zone, the subject site is bounded by the proposed zone (C-2) on the north and west.

The request clearly facilitates realization of the Comprehensive Plan, and does not constitute a spot zone as there are numerous other properties in the immediate area and adjacent to the subject site with the same zone designation as what is requested.

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.

The subject site is bounded by the proposed zone (C-2) on the north and west and is identified in the adopted sector development plan as commercial. Although the original commercial zoning along Lomas Boulevard was created as a strip zone, this request will not further any negative

impacts of strip zoning. If approved however, this request will further the intent of the sector plan and correct the mistake in zoning.

The existing zoning along portions of Lomas Boulevard, including the area of the request, may be considered strip zoning; however, the request clearly facilitates the realization of the Comprehensive Plan and will reduce the strip-like nature of the commercial zoning in the immediate area.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

Commenting agencies reviewed this request from December 5, 2016 to December 21, 2016, and no objections to the request were received. Long Range Planning noted that more uses than the proposed brewery taproom would be allowed by the requested C-2 zone designation. Other comments referenced the illustrative site plan, which is not a subject to this request and would be addressed with future building permit reviews.

Neighborhood/Public

The Highland Business and Neighborhood Association and District 6 Coalition were notified of this request, as well as property owners within 100 feet of the subject site. A facilitated meeting was recommended, but was declined by the neighborhood associations as described in the No Meeting Report issued by the facilitator and dated December 21, 2016. The agent has stated they held meetings with various neighborhood representatives prior to submitting the application. There is no known opposition to this request.

V. CONCLUSION

The subject site is currently zoned R-3 Residential. The request is for a change to C-2 Community Commercial.

Approval of the request supports numerous Comprehensive Plan policies regarding land use, transit, and economic development, as well as goals of the Nob Hill Highland Sector Development Plan. The proposed zone designation will match the adjacent commercial zoning and match the zoning with the existing and prior uses of the subject site. The request is generally consistent with the requirements of R-270-1980 as outlined in this staff report and is justified because the new zone designation is more advantageous to the community.

The Highland Business and Neighborhood Association and District 6 Coalition were notified of this request, as well as property owners within 100 feet of the subject site. A facilitated meeting was recommended, but was declined by the neighborhood associations. There is no known opposition to this request. Staff is recommending approval of the request based on the findings found in this staff report.

FINDINGS - 16EPC-40070 – January 12, 2017 – Sector Development Plan Map Amendment

1. This is a request for a Sector Development Plan Map Amendment to the Nob Hill Highland Sector Development Plan for Lots 22 and 23, Block 32, Tract 32, Heights Reservoir Addition, located on the west side of Adams Street NE between Lomas Boulevard NE and Roma Avenue NE, containing approximately 0.33 acre.
2. The subject site is currently zoned R-3 (Residential Zone). The request is for a change to C-2 (Community Commercial Zone).
3. The current zoning designation was established with the adoption of the original 1959 zoning code, though the subject site has been used for commercial uses since at least 1954.
4. In 2007, the City adopted the Nob Hill Highland Sector Development Plan that included the subject site within the Highland Commercial District and not the adjacent residential neighborhood.
5. On June 27, 2007, the subject site was approved as a Status Established Building by the Zoning Hearing Examiner to continue allowing limited commercial uses including office, retail, and warehousing. The nonconforming use was determined to not be contrary to the public health, safety, or welfare of the community.
6. The Albuquerque/Bernalillo County Comprehensive Plan, Nob Hill Highland Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The subject site is within the Established Urban Area of the Comprehensive Plan. The request is in general compliance and furthers the following applicable goals and policies of the Comprehensive Plan:

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

The request furthers Policy II.B.5.a because the sector development plan map amendment will expand the variety of commercial land uses allowable on the property, which already allows office, warehouse, and retail uses as a Status Established Building. This expansion of uses on a property with existing commercial activity will contribute to a full range of urban land uses in the Established Urban Area of the Comprehensive Plan without affecting the number or density of dwelling units available in the area.

Policy II.B.5.e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The sector development plan map amendment for the subject site will allow new types of commercial infill development to occur on the subject site. The subject property is located in a developed area of the City with existing infrastructure including major roadways and utility services. As the subject site is currently a Status Established Building allowing commercial activities, continuing its use as a commercial business will ensure the integrity of the existing neighborhood. The request furthers Policy II.B.5.e.

Policy II.B.5.l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

This request will allow for new uses to come to the property. Depending on the types of uses that move in and any related site improvements they make, there will be the need for the site to come into compliance with current zoning regulations, as well as comply with the standards set forth in the Nob Hill Highland Sector Development Plan. The addition of a patio with seating for a restaurant or brewery use as shown in the illustrative site plan would trigger such requirements, which would require the applicant to consider quality and innovation in design appropriate for the Highland Business District. However, a change of use without any addition would not trigger any requirements, so if the applicant were to change course, there is no enforcement mechanism on the design. The request partially furthers Policy II.B.5.l.

Policy II.B.5.m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

If the applicant chooses to move forward with their design as illustrated, the request will enhance unique vistas for patrons of the new business and improve the visual environment of the subject site by removing unsightly elements from the site, updating the building façade, and creating a more active, pedestrian-friendly use. However, as previously stated, there is no mechanism in this zone change to ensure compliance with the proposed design, so the request partially furthers Policy II.B.5.m.

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

The request furthers Policy II.B.5.o because the applicant is proposing the zone change to facilitate the redevelopment of a property in an older neighborhood of the Established Urban Area. In addition, the applicant has met with and engaged the neighbors on this proposal to understand the neighborhood context to the revitalization of this commercial property.

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

Approval of the amendment to the C-2 zone will allow redevelopment of the property for a variety of uses that more easily allows private investment in the subject site. The request furthers Policy II.B.5.p.

Transportation and Transit: The Goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

Policy II.D.4.g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The request furthers Policy II.D.4.b because a change in zoning to C-2 and the site's proximity to an Enhanced Transit Corridor allows for a variety of both commercial and residential uses that are necessary to create a more walkable environment. Allowing these new uses will allow the applicant to move forward with a project that will have more pedestrian activity than the office and warehouse uses currently allowed by the Status Established Building designation.

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

Policy 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 the applicant intends to open a new, local business on the subject site. In addition, the diversity of uses allowed by the proposed C-2 zoning will allow for both local and national firms of a variety of types to locate on the subject site now and into the future.

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

The request furthers Policy II.D.6.d because new businesses, especially in brewing, are important draws for visitors that complement major events such as Balloon Fiesta. The subject site's location near a major roadway allow it great accessibility for visitors in close proximity to other major centers including Downtown, Uptown, and Nob Hill.

8. The request is located in the Highland Commercial District, and is in general compliance with the following applicable goals of the Nob Hill Highland Sector Development Plan:

Pedestrian Circulation Goal: Create an environment that facilitates a high-quality, pedestrian-oriented experience.

The applicant intends to update the building and site with a patio and improved circulation that would not otherwise occur under the existing use and the Status Established Building. However, changes in use without any changes in building square footage would not trigger any requirements to make these improvements, so the request partially furthers the Pedestrian Circulation Goal.

Vehicular Circulation Goal: Accommodate the flow of automobile traffic through the plan area while integrating it with a pedestrian-oriented, multimodal, mixed- use, urban environment.

The request furthers the Vehicular Circulation Goal by locating potentially higher traffic uses in close proximity to Lomas Boulevard, which is designated as a Regional Principal Arterial and Enhanced Transit Corridor, with access to multi-modal transportation options. The applicant also proposes improving the parking lot and potentially routing vehicles through the adjacent alley, which would create safer circulation and reduce conflicts of vehicles backing over the sidewalk and into the adjacent street.

Community Form Goal: Reinforce the Nob Hill Highland district as a vibrant, high quality, pedestrian-oriented urban community and a destination for greater Albuquerque.

The request furthers the Community Form Goal by allowing new potential businesses to locate in the Highland Business District potentially adding to the existing vibrancy of the Nob Hill Highland area. These businesses could become a destination for the local neighborhoods, as well as the rest of Albuquerque.

Economic Vitality Goal: Create an environment where businesses, and particularly, small, locally owned businesses, can thrive.

The request furthers the Economic Vitality Goal by allowing a variety of potential businesses to locate on the subject site that is otherwise limited in use as a Status Established Building. Approving more flexible zoning creates opportunities for different businesses to move in and thrive.

9. Approval of the request supports numerous Comprehensive Plan policies regarding land use, transit, and economic development, as well as goals of the Nob Hill Highland Sector Development Plan.
10. The proposed zone designation will match the adjacent commercial zoning and match the zoning with the existing and prior uses of the subject site.
11. The request has been justified pursuant to R-270-1980 as follows:
 - A. The cited policies in the applicant's justification letter and summarized in the staff report support the statement that the request is consistent with the health, safety, morals, and general welfare of the city.
 - B. The proposed change from R-3 to C-2 zoning corrects the zone map to match the commercial land use that has operated on the site for many years, and will provide additional types of commercial uses for the community. The requested zone is also the same zone designation as the adjacent commercial uses to the north and west of the subject site; therefore, stability of land use will be maintained with approval of this request.
 - C. The request is generally consistent with and furthers several goals and policies of the applicable plans as summarized in Findings 7 and 8.

- D. Without findings for the 1959 adoption of the zoning for the subject site it is not possible to determine if the zoning was actually made in error or if the nonconforming use simply remained and the intent for multi-family residential was never realized. However, the Zoning Hearing Examiner Decision did state that the nonconforming commercial uses were not contrary to the public interest or injurious to the community. In fact, the applicant has clearly demonstrated the existing zoning is inappropriate because a different use category would be more advantageous to the community. The request to change the zoning will allow for redevelopment of the subject site with a variety of potential uses that will be advantageous to the community as articulated by numerous policies of the Comprehensive Plan and fulfilling the goals of the Nob Hill Highland Sector Development Plan as outlined in the Analysis section of the staff report beginning on page 3; therefore, the proposed C-2 zone designation is more appropriate for the subject site.
 - E. The requested C-2 zone is identical to the zoning of the properties to the north and west of the subject site where the C-2 zone is mapped adjacent to R-3, R-2, and R-1 zones. In addition, the subject site has operated with commercial uses since 1954 and has not been harmful to any adjacent property, the neighborhood, or the community as a whole which will not change with approval of this request.
 - F. Approval of the requested amendment will not require any capital improvements because the site is located in an area that already has sufficient infrastructure.
 - G. The cost of land or other economic considerations are not a determining factor in the request for a sector development plan map amendment.
 - H. The subject site is not located on a major street and the location is not a justification for the requested zoning; rather, the request is based on there being an error in the zone map and the request being more advantageous to the community.
 - I. The request clearly facilitates realization of the Comprehensive Plan, and does not constitute a spot zone as there are numerous other properties in the immediate area and adjacent to the subject site with the same zone designation as what is requested.
 - J. The existing zoning along portions of Lomas Boulevard, including the area of the request, may be considered strip zoning; however, the request clearly facilitates the realization of the Comprehensive Plan and will reduce the strip-like nature of the commercial zoning in the immediate area.
12. The Highland Business and Neighborhood Association and District 6 Coalition were notified of this request, as well as property owners within 100 feet of the subject site. A facilitated meeting was recommended, but was declined by the neighborhood associations as described in the No Meeting Report issued by the facilitator and dated December 21, 2016. There is no known opposition to this request.

RECOMMENDATION - 16EPC-40070 – January 12, 2017 – Sector Development Plan Map Amendment

APPROVAL of 16EPC-40070, a request for Sector Development Plan Map Amendment from R-3 to C-2 for Lots 22 and 23, Block 32, Tract 32, Heights Reservoir Addition based on the preceding Findings.



**Michael Vos, AICP
Planner**

Notice of Decision cc list:

Consensus Planning, 302 8th Street, ABQ, NM 87102
Mark Baker, 521 Graceland Drive SE, ABQ, NM 87108
Robert Cronin, 11001 Del Rey NE, ABQ, NM 87122
Omar Durant, 305 Quincy Street NE, ABQ, NM 87108
Nancy Bearce, 600 San Pablo Street NE, ABQ, NM 87108
Gina Dennis, 1816 Buena Vista Dr. NE, ABQ, NM 87108

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No Comments Received

Office of Neighborhood Coordination

Forwarded to Tyson Hummell for facilitation from ONC on 12/8/16 – VQ
Assigned to Jessie Lawrence – 12/9/16
Received No Meeting Report from Jessie Lawrence on 12/21/16

Long Range Planning

- The requested C-2 zoning includes uses other than a taproom.
- The illustrative site plan shows parking on the south side of the property without an adequate landscape buffer.

Metropolitan Redevelopment Agency

No Comments Received

CITY ENGINEER

Transportation Development

No objection to the request.

Hydrology Development

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations

Reviewed, but there are no comments.

WATER UTILITY AUTHORITY

Utility Services

1. 16EPC-40070 Zone Map Amendment (Zone Change)
 - a. For new development, request an availability statement. Request shall include fire marshal requirements.
 - b. There are existing water and sanitary sewer services that serve the site.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

- 1) Provide site plan to scale.
- 2) Refuse enclosure must meet all C.O.A minimum requirements.
- 3) Provide full dimensions of alley for exit an entry from enclosure.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Transit Corridor?	Transit Route?	Current Service/Stops	Comments/Support/Requests
Lomas Enhanced Transit Corridor	Fixed Route 11	Eastbound stop is at the corner of Adams and Lomas; westbound stop is at Jefferson and Lomas	No objection

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impact to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

NMDOT

NMDOT has no comments.

PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for Approval for Project #1005580 Zone Change (Brewery/tap room on Adams St south of Lomas NE) 16EPC-40070

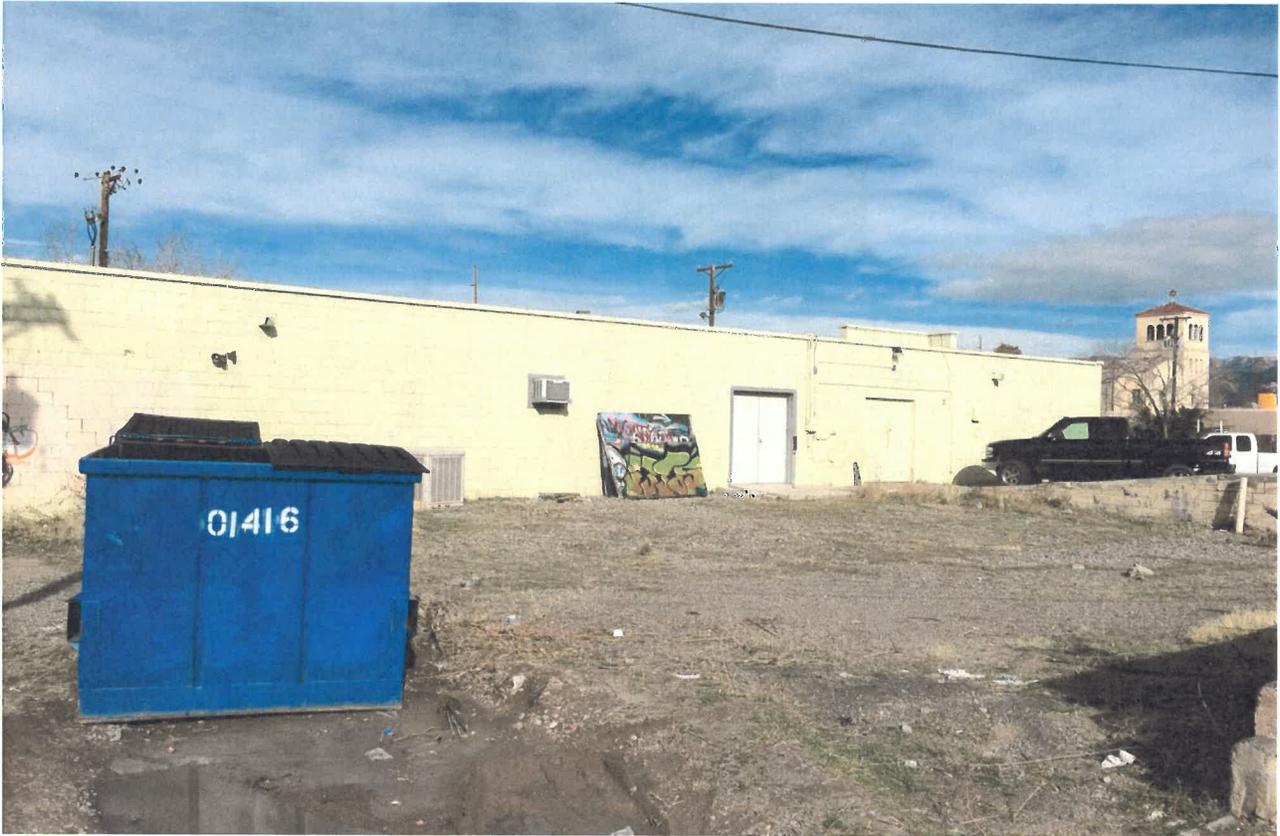
1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.



Front of existing building looking west from the sidewalk on Adams Street NE.

Viewing south down the alley running behind the existing building on the subject site.





View to the northeast looking at the south side of the existing building from the alley.

HISTORY



CITY OF ALBUQUERQUE
OFFICE OF THE ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

DAVID MCCARTY request(s) a special exception to Section 14. 16. 4. 13. (A). (1). (a): a STATUS ESTABLISHED BUILDING to allow for existing office, retail, warehousing in a R-3-zone on all or a portion of Lot(s) 22, 23, Block(s) 32, Heights Reservoir Addition, zoned R-3 and located at **529 ADAMS NE (K-17)**

Special Exception No: **07ZHE -- 00638**
Project No: **1005580**
Hearing Date: **06-19-07**
Closing of Public Record: **06-19-07**
Date of Decision: **06-27-07**

STATEMENT OF FACTS: The applicant, David McCarty, requests a status established building to allow for existing office, retail, warehousing in an R-3 zone. This parcel has been used as a commercial activity since 1954. In support of this request, Claude Lewis testified that no injury has been experienced by the previous uses and testified that he supports the prospective use of this parcel. The applicant intends to establish an architectural firm in approximately 5000 sq. ft. and the remainder to be leased to like professional activities.

Yellow signs were posted. There is no opposition.

Based on all of the testimony and a review of the entire file, it is determined that there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that as provided for in Section 14. 16. 4. 13. (C). of the Zoning Ordinance, the current use of this status established building is nonconforming. The subject property is clearly identified by a site plan and the improvements upon it are accurately depicted. Further, the continuance of the use will not be contrary to the public health, safety or welfare of the community. The use, as currently operated and/or maintained, did not, and the continuance of the use is not likely to, significantly interfere with the enjoyment of, or be injurious to, other land in the vicinity. There will be no significant public purpose served by requiring removal of the use and the use, if continued, will not be damaged by surrounding structures or activities. Finally, continuance of the use does not create a significant disparity between the existing zoning and the status established building.

DECISION: Approved.

If you wish to appeal this decision, you may do so by 5:00 p.m., on July 12, 2007 in the manner described below:

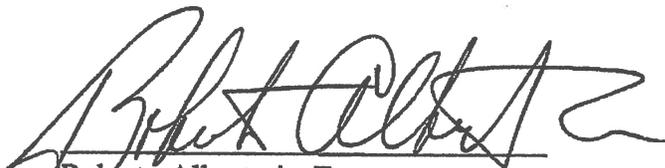
June 27, 2007

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the Zoning Hearing Examiner's decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded. An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Department shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14.16.4.4.(B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement (2)
ZHE File (2)
David McCarty, 5503 Lomas Boulevard NE, 87110
Mark Baker, AIA, 3110 Silver Avenue SE, 87106
Claude L. Lewis, 465 Jefferson NE, 87108

ZONING

Refer to Section 14-16-2-12 of the Comprehensive Zoning Code for specifics regarding the R-3 Residential Zone and Section 14-16-2-17 regarding the C-2 Community Commercial Zone.

APPLICATION INFORMATION



Supplemental Form (SF)

SUBDIVISION	S Z ZONING & PLANNING
<input type="checkbox"/> Major subdivision action	<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action	<input checked="" type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Vacation	<input type="checkbox"/> 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
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/> Street Name Change (Local & Collector)
SITE DEVELOPMENT PLAN	L A APPEAL / PROTEST of...
<input type="checkbox"/> for Subdivision	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> for Building Permit	
<input type="checkbox"/> Administrative Amendment (AA)	
<input type="checkbox"/> Administrative Approval (DRT, URT, etc.)	
<input type="checkbox"/> IP Master Development Plan	
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	
STORM DRAINAGE (Form D)	
<input type="checkbox"/> Storm Drainage Cost Allocation Plan	

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): Consensus Planning PHONE: 505-764-9801
 ADDRESS: 302 8th street FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com
 APPLICANT: Mark Baker PHONE: _____
 ADDRESS: 521 Graceland Drive SE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: _____
 Proprietary interest in site: owner List all owners: Mark Baker and Nancy Dowd

DESCRIPTION OF REQUEST: Nob Hill Highland Sector Development Plan / Zone Map amendment from R-3 to C-2 on a lot with commercial status established
 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. lots 22 and 23, tract 32 Block: 32 Unit: n/a
 Subdiv/Addn/TBKA: Heights Reservoir
 Existing Zoning: R-3 Proposed zoning: C-2 MRGCD Map No n/a
 Zone Atlas page(s): K-17 UPC Code: 101705729249912306

CASE HISTORY:
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____
1005580

CASE INFORMATION:
 Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 0.33
 LOCATION OF PROPERTY BY STREETS: On or Near: located on 529 Adams street
 Between: Lomas Boulevard and Roma Avenue
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 10/25/16

SIGNATURE _____ DATE 12/1/2016
 (Print Name) James K Strazier, AICP Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>16 EPC - 40070</u>	<u>AZM</u>	_____	<u>\$240.00</u>
_____	<u>CMF</u>	_____	<u>\$50.00</u>
_____	<u>ADV</u>	_____	<u>\$75.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>Jan. 12, 2017</u>			Total
<u>12-1-16</u>			<u>\$365.00</u>

Staff signature & Date _____ Project # 1005580

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.

James K. Strozler, AICP
Applicant name (print)
[Signature] 12/1/2016
Applicant signature & Date



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

Application case numbers
16 EPC - 40070

Revised: June 2011
[Signature] 12-1-16
Staff signature & Date
Project # 1005580

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Mark Baker DATE OF REQUEST: 11/19/16 ZONE ATLAS PAGE(S): K-17

CURRENT:

ZONING R-3
PARCEL SIZE (AC/SQ. FT.) 0.33 ac

LEGAL DESCRIPTION:

TRACT 22+23 BLOCK # 32
SUBDIVISION NAME Heights Reservoir

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE [X]: From R-3 To C-2
SECTOR, AREA, FAC, COMP PLAN [X] NHH
AMENDMENT (Map/Text) [X]

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT []
BUILDING PERMIT [] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [X]
NEW CONSTRUCTION []
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: _____
BUILDING SIZE: _____ (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 11/15/16

(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 [X] BORDERLINE []

THRESHOLDS MET? YES [] NO [X] 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

11-15-16
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 / / _____
-FINALIZED / / TRAFFIC ENGINEER DATE



BAKER ARCHITECTURE+DESIGN

4200-B LOMAS BOULEVARD NE ALBUQUERQUE, NM 87110 P: 505.254.4697 F: 505.254.4697

www.bakerAD.com

November 11, 2016

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Dear Chairman Hudson:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent, to obtain information, and submit and process entitlements for the property legally described as Lots 22 and 23, Tract 32, Heights Reservoir.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark R. Baker'.

Mark R. Baker
Property Owner
529 Adams St. NE
Albuquerque, NM 87108

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 16-197 Date: 10-25-2016 Time: 2:00 PM

Address: 520 ADAMS ST. NE.

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Kym Dicome Other: _____
Code Enforcement: Ben McIntosh Other: MICHELLE WAHL
Fire Marshall: Antonio Chinchilla Other: _____

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: R-3
Proposed Use/Zone: O-2
Applicable Plans: NOB HILL SDP
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:

TAPROOM / MICRO BREWERY W/ SALE FOR OFF PREMISE
CONSUMPTION -> C-2 PERMISSIVE
FOOD TRUCKS MUST COMPLY W/ MOBILE FOOD UNIT
SECTION OF THE ZONING CODE (14.16.3.25)
MUST COMPLY W/ GENERAL RESS OF NOB HILL SDP (103-104)
THRU BUILDING PERMIT.

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

[Signature]
PRT CHAIR

[Signature]
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.

OUTDOOR SEATING } COUNT AS PARKING -
BUILDING } 1 @ 4 SEATS.

IF CAN'T MEET, ASK FOR VARIANCE.

LOOK @ TRANSIT REDUCTION 10%.

F.M. DEPENDS ON OCCUPANCY (100) - SPRINKLED.

LOOK @ PATIO W/ EGLESS ^{MAX.} SO IT DOES NOT COUNT.

CAN USE ^(OUT) KINEY AS EGLESS.

~~STATE~~ LIQUOR DISTANCE → CONTROLLED STATE.

BREWING ON SITE. FOOD? NO. JUST FOOD TRUCKS.

VENT HOOD?

SMALL BREWER'S LICENSE.

WASTE CHECK W/ ENVIRONMENTAL HEALTH -



December 14, 2016

Landscape Architecture
Urban Design
Planning Services

Chairman Ms. Karen Hudson
Environmental Planning Commission
600 2nd Street, NW
Albuquerque, NM, 87102

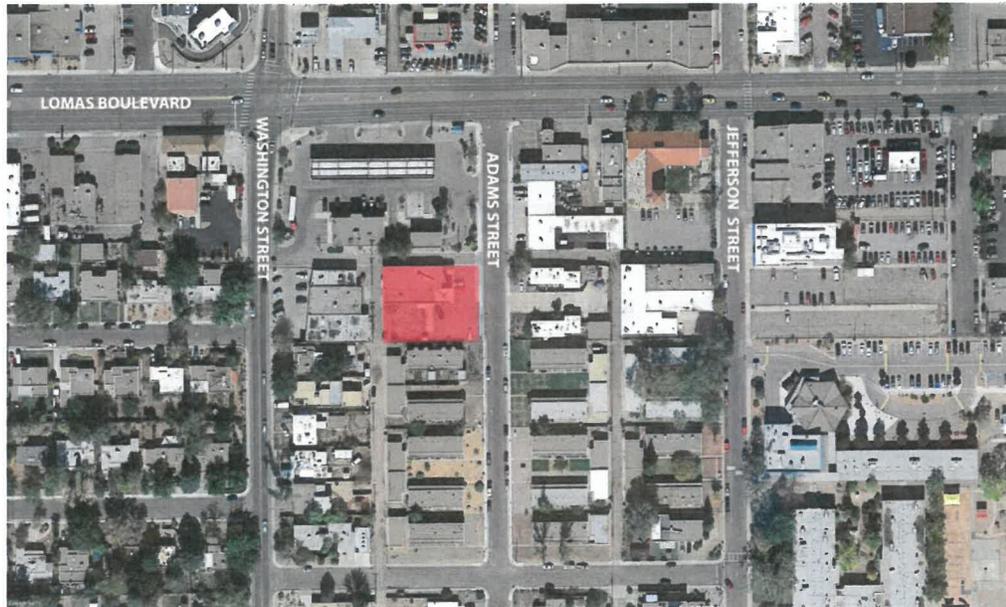
302 Eighth St. NW
Albuquerque, NM 87102

RE: Nob Hill/Highland Sector Development Plan Amendment and Zone Map Amendment

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Chairman Hudson:

On behalf of Mark Baker and Nancy Dowd (Applicant), Consensus Planning requests an approval of the proposed Nob Hill Highland Sector Development Plan (Sector Plan) amendment and Zone Map amendment from R-3 to C-2 for 529 Adams Street NE. The subject site is located on 0.33-acre real property described as Lots 22 and 23, Tract 32, Heights Reservoir. If this application is approved, the applicant proposes to develop a neighborhood friendly, moderate production brewery and taproom with a patio, bicycle amenities, parking, and space for a food truck, which will complement the existing Highland neighborhood commercial and service uses on the site's north and west boundaries. Applicable plans and policies, including Resolution 270-1980, support the amendment request in the following justification.



Site Aerial

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Firor, PLA, ASLA



Subject Site History

The subject site is 0.33 acres, currently operating as Archetype Tattoo Shop. Located midblock on the west side of Adams Street, between Lomas Boulevard and Roma Avenue, the subject site has been historically incorrectly zoned R-3. The property is within the Nob Hill Highland Sector Plan, which was adopted in 2007 and amended in 2014. This site's history is unique in that although the zoning was identified as R-3 during the 1959 City of Albuquerque Comprehensive Zoning Code process and adoption, the building has operated with various commercial uses since 1954 as detailed below:

1954 to 1981

Los Lomas Meat Company, Classic Foods, Mountain View Meat Co., Holymatic Meat Processor Equipment Co. of Denver; Uses: Meat packing, Cold Storage, Retail, Office and Warehousing

1982 to 1984

Quality Paper; Uses: Office, Warehouse, Wholesale (Wholesale paper supply company)

1984 to 1996

Crown TV and Video; Uses: Retail, Office, Repair (Electronics sales and repair facility)

1996 to 2002

LaPlante Gallery, Inc.; Uses: Retail, Office, and Fabrication (Art Gallery with frame shop)

1996 to 2002

Casa Tamalantes; Uses: Light Manufacturing, Retail (Furniture manufacturing, importing and retail sales)

2002 to 2007

The Voodoo Boutique, aka Spellmaker.com; Uses: Retail, Office, Warehouse (On-site and internet-based sales of novelty products including incense, candles, lotions, etc.)

2007 to 2009 – the building was divided into three commercial suites:

New Mexico Learning Center; Use: Continuing Education Classrooms
Architecture Office; Use: Office
Southwest Wines; Uses: Wine warehouse and distribution center

2010 to 2011

Archetype Dermigraphics Studio and Gallery; Use: Tattoo Parlor
Architecture Office; Use: Office
Southwest Wines; Uses: Wine warehouse and distribution center

2012 to Present –Archetype Dermigraphics Studio and Gallery occupies all three suites



In 2007, the Zoning Hearing Examiner (ZHE) approved a Status Established Building for the property. According to the Comprehensive Zoning Code the definition of a Status Established Building is:

A building nonconforming as to use which is approved to maintain its nonconforming use status. Such approval shall apply only to a building for which the existing use is prohibited upon expiration of its nonconformance amortization period. Such approval shall not be available to nonconforming uses that resulted from Zoning Code text amendments. Approval of a status established building can only occur on or before the expiration of its nonconformance amortization period.

In 2007, the ZHE ruled that the current use of the Status Established Building was nonconforming (commercial use in a residential zone) and would allow for existing office, retail, and warehousing uses. Now that the applicant/property owner proposes to redevelop the site, a zone change map amendment is appropriate.

Amendment Request and Justification

This request for a Nob Hill Highland Sector Development Plan and Zone Map amendment is compatible with and supportive of the applicable plans and policies including Resolution 270-1980. The proposed change will contribute to the surrounding neighborhoods' unique character and implement the intent of the Sector Plan.

Resolution 270-1980

In accordance with City of Albuquerque's Resolution 270-1980, the proposed Sector Plan/Zone Map amendment application recognizes and complies with policies A through J. Applicant policy responses are italicized below corresponding to each policy.

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

This application will contribute to the health, safety, morals and general welfare of the neighborhood, community, and City. The requested zone change furthers the Albuquerque/Bernalillo County Comprehensive Plan and the Nob Hill/Highland Sector Development Plan goals and policies through this application, which proposes the same zone (C-2) as adjacent zoning and land uses to the north and west (a gas station, car wash, laundromat, and various retail shops).

Currently the subject property is a tattoo parlor, operating in the building for nine hours of the day behind closed blinds and graffiti mural walls. Two alleys border the property on the north and west separating the subject site from other commercial uses, which is a space where crime, loitering, and dumpster diving in the communal trash bin located on-site, is a potential neighborhood disturbance. Redeveloping this site could mitigate those potential issues by developing a more active use on the subject site with the applicant's proposed development: a neighborhood friendly, moderate production brewery and taproom with a patio, bicycle amenities, parking, and space for a food truck. Additionally, the site is served by public infrastructure and transit service and would have



no impact on existing utility, service, or infrastructure provision.

Policy 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.”

Land use and zoning stability will be maintained. The proposed zone (C-2) not only supports the use that has operated out of the building on the subject site since 1954, but is the same as abutting properties to the north and west. The C-2 (Community Commercial) zone is the predominant commercial zone in the Sector Plan area with four different variations depending on residential character. Additionally, the C-2 zone is the predominant zone on both sides of Lomas Boulevard from Montclair Drive on the west of the subject site to as far as Interstate-40 on the east of the subject site, which is about a 3-mile distance. Although the subject site is not located on Lomas Boulevard, it is within walking distance (a tenth of a mile) from Lomas Boulevard, which is typical for properties within the same 3-mile C-2 area along Lomas. Other surrounding zones include R-3, C-1, and R-2, which have always neighbored a commercial use on this site. The existing zoning is not appropriate and a change to C-2 will better serve the community as articulated above.

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

The proposed zone change is not in conflict with applicable elements of the Comprehensive Plan nor with the Nob Hill Highland Sector Development Plan as demonstrated below:

ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

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

The zone change will not result in a change of overall gross density and will continue to contribute to a full range of urban land uses in the area. Although the existing zone map portrays the subject site as residential, the use has been commercial since 1954, before the city-wide zoning ordinance was adopted, as previously described. And although the site is allowed to conduct some commercial and office business, the zone change will allow a greater range of commercial uses (including the proposed microbrewery) than is allowed today under the Status Established Building designation. Therefore, the zone change will not alter the overall gross residential density of the area and will positively contribute to the full range of urban land uses in the Established Urban Comprehensive Plan area thus, furthering this policy.

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

New growth and redevelopment opportunities are both important with regards to city-wide infill. The proposed redevelopment of this site establishes this site as infill due to its location in an existing neighborhood and commercial district contiguous with existing development and infrastructure. Considering the fact that the subject site has operated in this neighborhood with a commercial use for over 60 years and that this request is to change the incorrect residential zoning designation to correspond with the existing commercial use, the integrity of the existing neighborhoods will not be altered.

Established Urban Policy I: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

As addressed above, although the proposed project is not new development, it is still vital that redevelopment projects represent quality and innovation in design through appropriate Plan area proposals. This project will be compliant with the Nob Hill Highland Sector Plan standards in the applicant's proposal to update the building façade, construct a patio east of the building, which is currently a large surface parking lot, and remove the loading dock and chain link fence south of the existing building. These improvements will facilitate quality and innovation in design by removing the unattractive elements on the site, bringing the active use of the proposed brewery and taproom closer to the public right-of-way, and making building improvements as shown in the rendering and as compared to the existing conditions photo on the following page.

Without the approval of this request, this building will continue with the present use, which does not meet the Sector Plan's intent or standards.



Existing Conditions on the Subject Site



Proposed Subject Site Rendering

Established Urban Policy m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

If this request is approved, the proposed building design includes a roof deck and patio as additions to the existing building, which will enhance the unique vistas of the Sandia Mountains from the subject site. In addition, the building and façade improvements proposed to the building will positively contribute to the site and the neighborhood's quality of the visual environment.

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

The Comprehensive Plan suggests several possible techniques which may help to implement this policy. Approval of this zone change request will allow the applicant to achieve many of those techniques through redevelopment; such as existing commercial building revitalization, the applicant's interest in emphasizing citizen participation through proactive meetings with the Highland Business/Neighborhood Association prior to application, and the project's location near a mixed density residential neighborhood introduces a mixed use concept as a means of strengthening the surrounding community.

Established Urban Policy p: Cost-effective redevelopment techniques shall be developed and utilized.

The Comprehensive Plan suggests the City should emphasize private investment as a primary means to achieve redevelopment objectives and support redevelopment projects which will stimulate additional private investment to implement this policy. Approving this request will facilitate future private investment, redevelopment of the subject site, and will help to accomplish both techniques, and therefore implement this policy. Private investment in this infill/redevelopment property will increase the value of the property, generate additional gross receipts taxes, and not require any additional City services ensuring that this is cost effective for the City.

Transportation and Transit Policy g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

Approval of this request will allow the site to be redeveloped with a more active commercial use than the existing use, which will promote a more pleasant pedestrian experience with a more active use than the existing surface parking lot perpetuated by the existing deep setback for the building.

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

If this request is approved, the C-2 zoning will facilitate development of a new local business and allow the applicant's idea to come to fruition. Opening a brewery and taproom has been a passion and goal of his since brewing his first batch of homebrew. He has refined his ideas, developed new recipes, and studied techniques to produce high-quality products as a creative outlet for three years. He is passionate about producing a highly personalized product, embracing the resurgence of local business, and supporting this neighborhood.

Economic Development Policy d: Tourism shall be promoted.

The brewery environment is one that has become extremely popular in and economically important for tourism in cities across the nation. Albuquerque's market for breweries seems to continue to grow along with the popularity for breweries among tourists. The popularity is proven by the many social media and blog posts focused on Albuquerque's brewery scene which surface daily and by the New Mexico True campaign's continued focus on new and ever popular breweries. In a survey of 1,003 people, Albuquerque was ranked number 10 on Travelocity's first Beer Tourism Index and was compared to metro areas such as Portland, Denver, and Seattle. In addition, according to the National Brewers Association's 2014 Economic Impact Study, New Mexico breweries generated over 3,000 full-time jobs, over \$100 million in labor wages, and over \$340 million in total economic impact in 2014. This zone change will help to facilitate the continuation of these trends, which contribute to and promote tourism and positive economic development in Albuquerque.



NOB HILL HIGHLAND SECTOR DEVELOPMENT PLAN

Pedestrian Circulation Goal: Create an environment that facilitates a high-quality, pedestrian-oriented experience.

The proposed development, subsequent to this request, will implement the following Sector Plan action statements to further this goal: improve sidewalks, enhance pedestrian mobility through the subject site, repair existing curb cuts, contribute to developing the adjacent alleys as pleasant and useful public spaces/amenities, and address aesthetics and amenities to improve streetscapes and create opportunities to relax, gather, and socialize. If the R-3 zone and the Status Established Building designation remain, this Sector Plan goal will not be implemented as the site and use will remain.

Vehicular Circulation Goal: Accommodate the flow of automobile traffic through the plan area while integrating it with a pedestrian-oriented, multi-modal, mixed- use, urban environment.

The subject site is conveniently located near transit on Lomas Boulevard, on two existing alleys, between an existing residential neighborhood and commercial district, and in the Established Urban Comprehensive Plan area. Automobile traffic generated by the proposed use will have access to a gridded, well-established, well-integrated, pedestrian-oriented, multi-modal, mixed-use, urban environment.

Community Form Goal: Reinforce the Nob Hill Highland district as a vibrant, high quality, pedestrian-oriented urban community and a destination for greater Albuquerque.

The Sector Plan states that the community envisions Highland (and Nob Hill) to continue as an urban village alive with people and activity. Residents will walk easily and comfortably from their homes to neighborhood stores, restaurants, coffee shops, and services bordering Lomas Boulevard (and Central Avenue). The proposed brewery and taproom, located less than one block south of Lomas Boulevard, will contribute to the vibrancy and pedestrian-oriented urban environment in the Highland neighborhood. Approving this request will realize this Sector Plan goal and contribute to achieving the community vision, as stated in the Sector Plan.

Economic Vitality Goal: Create an environment where businesses, and particularly, small, locally owned businesses, can thrive.

The subject site is conveniently located near Lomas Boulevard, other community commercial uses, a neighborhood of people who could walk to and from the brewery and taproom, and near several transportation options for city-wide accessibility. The existing environment is not only suitable, but preferable for a small, locally owned business. The requested zone change will enable a larger

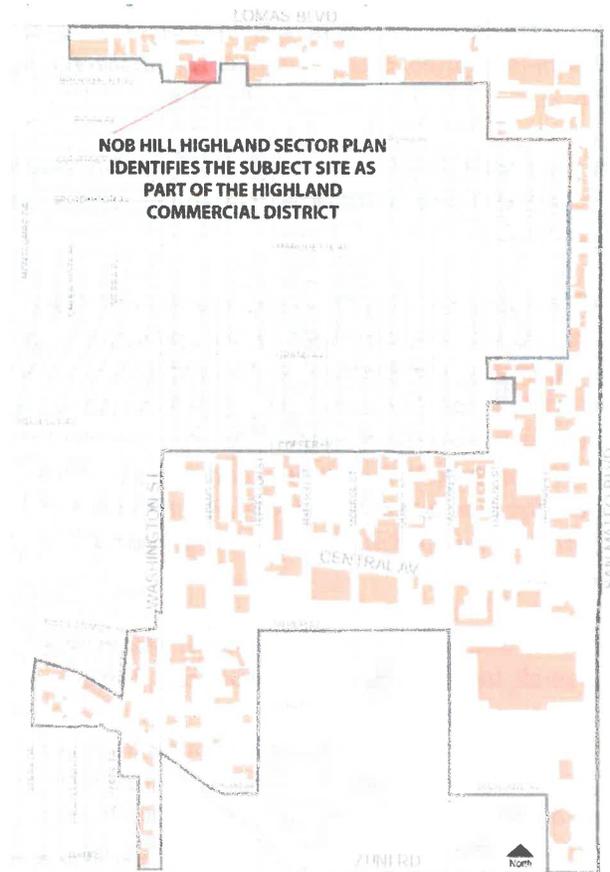
range of commercial uses on the subject site and further this Sector Plan goal.

Policy 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 categories more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.”

The existing zoning is inappropriate for two reasons: One, because there was an error when the existing zone map was created as demonstrated in the City of Albuquerque’s Office of the Zoning Hearing Examiner’s Notification of Decision Statement of Facts on June 27, 2007 for Project Number 1005580 (see attachment).

The subject site is recognized by the ZHE, the surrounding community, and the City as a commercial site as shown in the Nob Hill Highland Sector Plan, which identifies three sub-districts within the plan area. The subject site is within the Highland Commercial District, which is located between Washington Street and San Mateo Boulevard, as shown in the map below from the Sector Plan.





Nob Hill Highland Sector Plan: Highland Commercial District Map

The second reason the existing zoning is inappropriate for the subject site is because a different use category is more advantageous to the community, as articulated in both the Comprehensive Plan and the Sector Plan and described in detail in Resolution 270-1980 Policy C section above. Additionally, the proposed use category (C-2 zone) will foster the continued use and redevelopment of an existing building within the Highland neighborhood's existing urban fabric. The proposal will provide the opportunity to continue the economic interest and redevelopment growth in this neighborhood in a positive direction toward a more walkable, urban, neighborhood with many social spaces, as stated in the Sector Plan.

Policy 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."

The permissive uses in the proposed zone will not be harmful to adjacent property, the neighborhood, or the community. The zone is the same as properties to the north and west of subject site, which will create more of the existing character. Although the zone will change to a more intense zone, the use on the subject site abutting the R-3 property, has been commercial since 1954 and not residential, as previously stated.

Furthermore, the proposed zone change will not be harmful to adjacent properties regarding traffic, noise, pollution, or views because the applicant intends to develop screening, lighting, signage, and comply with height regulations for the intended use.

Policy F "A proposed zone change which, to be utilized through land development, requires major and 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."

This zone change will not result in unprogrammed capital expenditures by the City.

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

The cost of the land is not the determining factor for the application. There are two determining factors for this request:

1. *The site's current zone was made in error and does not represent the existing or historic land uses on this site; and*
2. *The owner's desire to provide a more active and neighborhood friendly use for the neighborhood where he and his family live.*

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

The property is not located on a major street and thus not a justification for this



application.

Policy 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 makes the site unsuitable for the uses allowed in any adjacent zone.

This is Application does not constitute a spot zone, the subject site is bounded by the proposed zone (C-2) on the north and west.

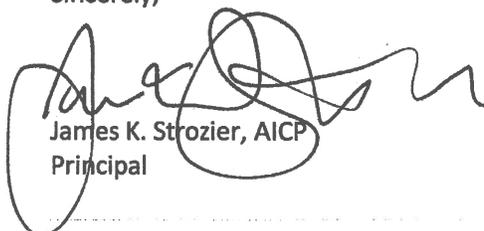
Policy J "A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:

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."

The subject site is bounded by the proposed zone (C-2) on the north and west and is identified in the adopted sector development plan as commercial. Although the original commercial zoning along Lomas Boulevard was created as a strip zone, this request will not further any negative impacts of strip zoning. If approved however, this request will further the intent of the sector plan and correct the mistake in zoning.

This request for a Sector Plan Zone Map amendment is supported by Comprehensive Plan policies and satisfies the requirements specified in Resolution 270-1980. Having taken the proper steps, we respectfully request a recommendation of approval of the application. Thank you for your consideration. Please contact me with any questions or concerns.

Sincerely,



James K. Strozier, AICP
Principal

NOTIFICATION &
NEIGHBORHOOD INFORMATION



DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located on the fifth floor of the Plaza Del Sol Building, 600 Second Street NW is where you obtain neighborhood and homeowner association information for your planning submittal.

You can submit your *Developer Inquiry Sheet* in the following ways: 1) In person at the address listed above; 2) Fax it to (505) 924-3847; or 3) Email it with the zone map to ONC@cabq.gov.

ONC will need the following information **BEFORE** any neighborhood or homeowner association information is released you. If you have questions, please feel free to contact our office at (505) 924-3914.

Zone map and this Developer Inquiry Sheet MUST be provided with request

Please mark zone map to indicate where the property is located

Developer Inquiry is for the following (mark the one that applies):

- Cell Tower Submittal: Free-Standing Tower -OR- Concealed Tower
- EPC Submittal DRB Submittal LUCC Submittal Liquor Submittal
- AA Submittal City Project Submittal ZHE Submittal (need address/zone map # only)

Contact Name: Jaime Jaramillo

Company Name: Consensus Planning

Address/Zip: 302 8th St NW Albuquerque, NM 87102

Phone: 505-764-9801 Fax: 505-842-5495 E-mail: jaramillo@consensusplanning.com

Legal Description Information

Describe the legal description of the subject site for this project below:

(i.e., Lot A, Block A, of the XYZ Subdivision)

022.032 HTS Reservoir Tract 32 lots 23 + 22

Located On 529 Adams Street
street name (ex. - 123 Main St. NW) or other identifying landmark

Between Lomas Boulevard and
street name or other identifying landmark

Roma Avenue
street name or other identifying landmark

The site is located on the following zone atlas page, K-17-Z

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

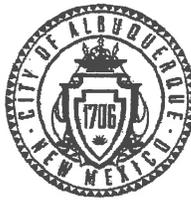
Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Dalaina at 924-3914 or via an e-mail message at dicarmona@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 11/16/16 Time Entered: 10:55 a.m. Rep. Initials: DLC



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.

November 16, 2016

Jaime Jaramillo
Consensus Planning
302 8th Street NW/87102
Phone: 505-764-9801 Fax: 505-842-5495
E-mail: Jaramillo@consensusplanning.com

Dear Jaime:

Thank you for your inquiry of November 16, 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 PROJECT SUBMITTAL) 022, 032, HTS RESERVOIR, TRACT 32, LOTS 23 & 22 LOCATED ON 529 ADAMS STREET BETWEEN LOMAS BOULEVARD AND ROMA AVENUE** zone map K-17.

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

HIGHLAND BUSINESS & N.A., INC. (HBS) "R"
Robert Cronin, 11001 Del Rey NE/87122 362-0825 (c)
Omar Durant, 305 Quincy St. NE/87108 265-4949 (h)

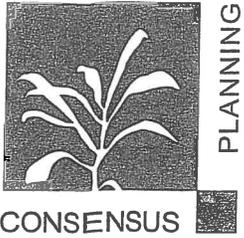
DISTRICT 6 COALITION OF N.A.'S
*Nancy Bearce, 600 San Pablo St. NE/87108 254-7841 (h)
Gina Dennis, 1816 Buena Vista Dr. NE, Apt. 2/87106 503-4848 (h)

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 dldcarmona@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.**

Typical



December 1, 2016

Robert Cronin
11001 Del Rey NE
Albuquerque, NM 87122

Omar Durant
305 Quincy Street NE
Albuquerque, NM 87108

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Re: Submittal of a Nob Hill Highland Sector Development Plan and Zone Map Amendment

Dear Mr. Cronin, Mr. Durant, and the Highland Business/Neighborhood Association:

The purpose of this letter is to inform you that we have submitted, on behalf of property owner Mark Baker, a request for an amendment to the City of Albuquerque Nob Hill Highland Sector Development Plan and Zone Map. The amendment will constitute a zone change from R-3 to C-2 for the property at 529 Adams Street NE between Lomas Boulevard and Roma Avenue (containing an estimated 0.33 acres – see attached Zone Atlas Map). The legal description for the property is Lots 22 and 23, Tract 32, Heights Reservoir.

Currently, and for over 50 years, the building has operated as a commercial establishment. When the City assigned zoning to parcels city-wide the zone on this lot was identified incorrectly. It is now the home of Archetype Tattoo Parlor. The commercial use was confirmed with the approval of the "Status Established Building" by the Zoning Hearing Examiner in June 2007.

The proposed development is a neighborhood friendly, moderate production brewery and taproom with a patio, bicycle amenities, parking, and space for a food truck, which will complement the existing neighborhood commercial and service uses north and west of the site. The Sector Plan amendment is supported by applicable plans and policies.

The application is anticipated to be heard at the Environmental Planning Commission hearing scheduled for January 12, 2017 at 8:30 a.m. in the basement of Plaza Del Sol located at 600 2nd Street NW, 87102. As you may know, we have met with members of the HBANA Board and attended the November 10, 2016 HBANA Association Meeting to discuss our proposal and answer questions prior to the application. Please feel free to contact me at 764-9801 or at cp@consensusplanning.com if you have questions, require any additional information, or would like to schedule another meeting.

Sincerely,

James K. Strozier, AICP
Principal

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Firor, PLA, ASLA

Attachments: Zone Atlas page, Preliminary Brewery Site Plan, Preliminary Brewery Rendering

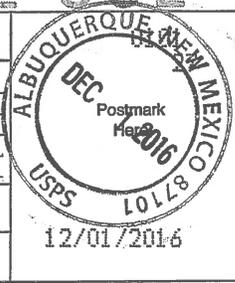
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Certified Mail Fee	\$3.30
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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.47
Total Postage and Fees	\$6.47



Sent To
Omar Durant
Street and Apt. No., or PO Box No.
305 Quincy Street NE
City, State, ZIP+4®
Albuquerque, NM 87108
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

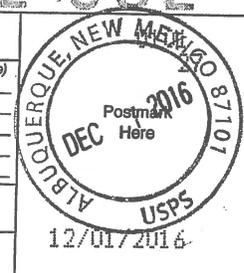
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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.47
Total Postage and Fees	\$6.47



Sent To
Nancy Bearce
Street and Apt. No., or PO Box No.
600 San Pablo Street NE
City, State, ZIP+4®
Albuquerque, NM 87108
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

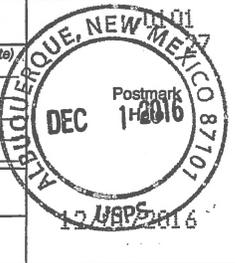
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.47
Total Postage and Fees	\$6.47



Sent To
Robert Conn
Street and Apt. No., or PO Box No.
11001 Del Rey NE
City, State, ZIP+4®
Albuquerque, NM 87122
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

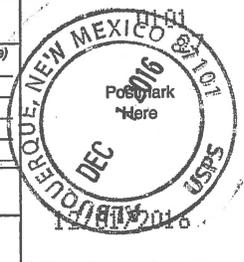
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.47
Total Postage and Fees	\$6.47



Sent To
Gina Dennis
Street and Apt. No., or PO Box No.
1816 Buena Vista Drive NE, Apt 2
City, State, ZIP+4®
Albuquerque, NM 87106
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM
NO MEETING REPORT**

Project #: 1005580

Date Submitted: December 21, 2016

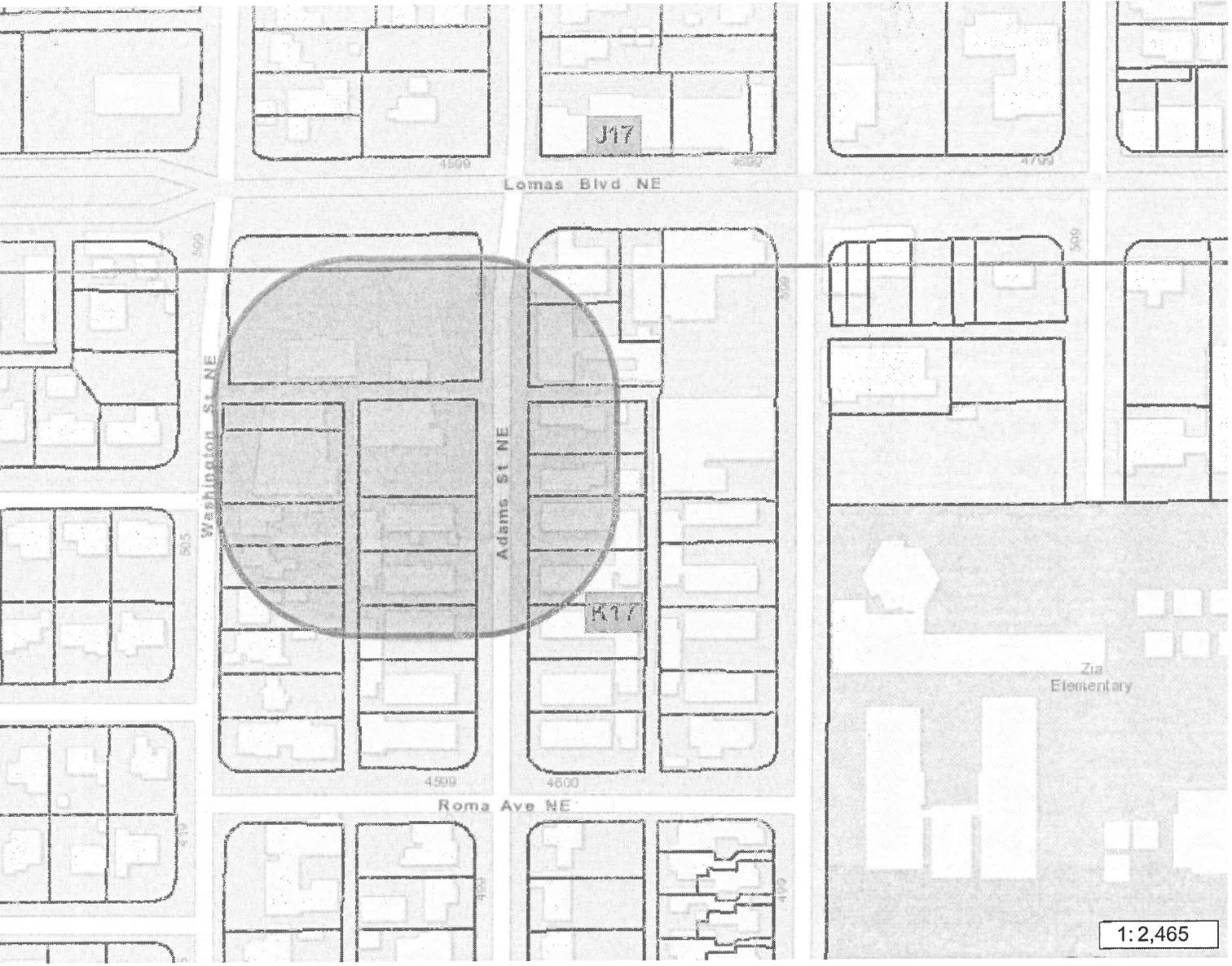
Facilitator: Jessie Lawrence

Case Planner: Michael Vos

Parties: Consensus Planning, Agent
Mark Baker, Applicant
Highland Business and N.A., Inc.
District 6 Coalition of N.A.s

Summary:

Nancy Bearce, representative of the District 6 Coalition of NAs, stated on December 12 that they would defer to Highland Business & NA regarding the need for a facilitated meeting. Robert Cronin, representative of Highland Business & NA, stated on December 21 that a meeting is not required at this time.



Legend

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

Notes

Buffer 163ft.
Adams St. row - 63ft

1:2,465

Highland Business & N.A. INC. (HBS) "R"
Robert Cronin
11001 Del Rey NE
Albuquerque, New Mexico 87108

Highland Business & N.A. INC. (HBS) "R"
Omar Duran
305 Quincy St. NE
Albuquerque, New Mexico 87106

District 6 Coalition of N.A.'S
Nancy Bearce
600 San Pablo St. NE
Albuquerque, New Mexico 87108

District 6 Coalition of N.A.'S
Gina Dennis
1816 Buena Vista Dr. NE
Albuquerque, New Mexico 87106

Consensus Planning
302 8th St.
Albuquerque, New Mexico 87102

Mark Baker
521 Graceland Dr. SE
Albuquerque, New Mexico

D&T WEAKS #2 LLC
4501 ALAMEDA BLVD NE
ALBUQUERQUE NM 87113-1688

SOUTHWEST CONVENIENCE STORES LLC
4001 PENBROOK ST SUITE 400
ODESSA TX 79762

CHALAMIDAS PETER ROY
1300 JEFFERSON ST NE
ALBUQUERQUE NM 87110-5035

CHAN CHUN YU & MOLLY J
524 ADAMS ST NE
ALBUQUERQUE NM 87108

BAKER MARK & NANCY DOWD
521 GRACELAND DR SE
ALBUQUERQUE NM 87108

NONEMAKER BRUCE J
510 WASHINGTON ST NE
ALBUQUERQUE NM 87108-1157

CHAVEZ LORENZO & CECILIA TRUSTEES CHAVEZ
FAMILY TRUST
10104 SIERRA HILLS DR NW
ALBUQUERQUE NM 87114

TURLEY PROPERTIES LLC LLC
3838 MADONNA DR
FULLERTON CA 92835

CHALAMIDAS PETER ROY
1300 JEFFERSON ST NE
ALBUQUERQUE NM 87110-5035

MAFFEI PATRICK F & CALDEIRA JERRI C
520 WASHINGTON ST NE
ALBUQUERQUE NM 87108

PEREZ MICHELLE E & ANTHONY G CLARK
524 WASHINGTON ST NE
ALBUQUERQUE NM 87109

GALLEGOS DENISE V
516 WASHINGTON ST NE
ALBUQUERQUE NM 87108

GREAVES WILLIAM H & MORRISON LESLIE A
1045 GUADALUPE TRL NW
ALBUQUERQUE NM 87107

WILBOURN JONATHAN E
PO BOX 35297
ALBUQUERQUE NM 87176

DOWD NANCY L & BAKER MARK
521 ADAMS ST NE
ALBUQUERQUE NM 87108

LIBERMAN JOSHUA D
807 MORNINGSIDE PL SE
ALBUQUERQUE NM 87108

EQUITY TRUST CO FOR JAMES R GRISI
974 SOUTH MAPLE AVE
GLEN ROCK NJ 07452

EQUITY TRUST CO FOR JAMES R GRISI
974 S MAPLE AVE
GLEN ROCK NJ 07452

SITE PLAN REDUCTIONS

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