



SUBDIVISION		Supplemental Form (SF)	
<input type="checkbox"/>	Major subdivision action	S	Z ZONING & PLANNING
<input type="checkbox"/>	Minor subdivision action	<input type="checkbox"/>	Annexation
<input type="checkbox"/>	Vacation	V	<input checked="" type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/>	Variance (Non-Zoning)	<input type="checkbox"/>	<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN		P	<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/>	for Subdivision	<input type="checkbox"/>	
<input type="checkbox"/>	for Building Permit	D	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/>	Administrative Amendment (AA)	L A	APPEAL / PROTEST of...
<input type="checkbox"/>	Administrative Approval (DRT, URT, etc.)	<input type="checkbox"/>	Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<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): RICHARD DINEEN PHONE: 505-452-685
 ADDRESS: 2011 BOSQUE del SOL Ln NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: rdineen@icloud.com
 APPLICANT: UNSER & SAGE LLC PHONE: 505-975-0617
 ADDRESS: 6300 JEFFERSON NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: jd@atlasresources.com
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: ZONE MAP AMENDMENT C-1 to SU-1 for C-2 USES

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. TRACTS A-2, A-3, A-4 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: UNSER & SAGE MARKETPLACE
 Existing Zoning: C-1 Proposed zoning: SU-1 for C-2 USES MRGCD Map No. —
 Zone Atlas page(s): M-10-2 UPC Code: 101005522749721170

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): EPC 100 8203; 10 EPC-90011; 10 DRB-70207; 10 DRB-70225; 10 DRB-70351; 10 DRB-70357; 12 DRB 70000; 12 DRB-70344

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 3 No. of proposed lots: 3 Total site area (acres): 3.48 ACRES
 LOCATION OF PROPERTY BY STREETS: On or Near: UNSER BLVD SW
 Between: SAGE ROAD SW and ARENAL ROAD SW
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 5-28-15
 (Print Name) RICHARD DINEEN Applicant: Agent:

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

RICHARD D. WILSON

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: UNSER E SAGE LLC DATE OF REQUEST: 5/18/15 ZONE ATLAS PAGE(S): M-10

CURRENT:

ZONING C-1

PARCEL SIZE (AC/SQ. FT.) 2.57 3,48 AC

LEGAL DESCRIPTION:

LOT OR TRACT # A-2, A-3, A-4 BLOCK # _____

SUBDIVISION NAME UNSER E SAGE MOVIEZETPLACE

REQUESTED CITY ACTION(S):

ANNEXATION []

ZONE CHANGE [] From C-1 To C-2

SECTOR AREA FAC, COMP PLAN []

AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT []

BUILDING PERMIT [] ACCESS PERMIT []

BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT

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 

DATE 5/18/15

(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 924-3894

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO BORDERLINE []

THRESHOLDS MET? YES [] NO MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []

Notes:

No construction.

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.


TRAFFIC ENGINEER

05-18-15
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 1/1
-FINALIZED 1/1

TRAFFIC ENGINEER _____

DATE _____

Jimmy Daskalos, Member
Unser and Sage LLC
6300 Jefferson NE
Albuquerque, NM 87109

May 27, 2015

City of Albuquerque
Planning Department
600 2nd Street NW
Plaza del Sol
Albuquerque, New Mexico

To Whom it May Concern:

Unser & Sage LLC is the owner of Unser & Sage Marketplace Shopping Center.

The owner hereby authorizes Richard Dineen AIA to act on their behalf for planning actions before the Environmental Planning Commission, the Development Review Board and all other authorities who are involved in the planning approval process for this request.

If you have any questions or concerns please contact Jimmy Daskalos at 505-975-0617 or by email jd@atlasresources.com.

With Regards,

A handwritten signature in black ink, appearing to be 'JD', is written over the text 'With Regards,'. The signature is stylized and somewhat circular.

Jimmy Daskalos, member

Cc: D & A Architecture

Richard Dineen AIA



D & A - RICHARD DINEEN AIA
Architecture - Land Planning - Development

May 28, 2015

Mr. Peter Nicholls, Chair

Environmental Planning Commission

City of Albuquerque 600 Second Street NW

Albuquerque, NM 87120

Re: Request for a Zone Map Amendment C-1 to SU-1 for C-2 Uses for Tracts A-2, A-3, A-4 Unser Sage Marketplace located at the SE intersection of Unser Boulevard SW and Sage Road SW.

Dear Mr. Chairman:

On behalf of Unser Sage LLC, D&A Architecture, agents for the owner is requesting approval of an amendment to the zone map from C-1 to SU 1 for C-2 Uses for three tracts located at the SE corner of Unser Blvd and Sage Rd SW. The property described above is contained within the Unser Sage Marketplace shopping center approved by the Environmental Planning Commission in 2010. REF: Project Number 1008203. Map M-10-Z (See attachments)

INTRODUCTION

The Albuquerque/Bernalillo Comprehensive Plan and other adopted city plans and policies support a full range of urban land uses for areas on the West Side designated Developing of Established Urban . At present the primary land use in the area is residential. Comprehensive Plan Policy II. B. 5d. states that the location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities scenic resources and resources of other social, cultural, or recreational uses.

Certain commercial uses first listed as C-2 permissive that could also serve the adjacent neighborhoods of the subject site are lacking since they are not permissive in

the C-1 zone at present. C-1 permissive uses do not allow some services that do serve the residential uses such as full auto service stations that provide convenience store service with "carry out" package liquor and carwash uses. Drive-in restaurant services are also not permitted. Also drive up services are limited to banks and money lending uses.

Special Use- SU-1 descriptions that allow mixed uses are now specifically listed by name in the present zoning code and is to be changed when a new performance based zoning code is adopted. Since the site is already designated SC -"shopping center" the suggestion by staff was to request SU-1 for C-2 Permissive Uses or as an option SU-1 for C-2 Uses. We believe that a full range of C-2 uses would be more appropriate given the need for more commercial services in the area of the subject site. The following analysis will go into more detail as to why we believe the full allowance request should be approved.

SU-1 already exists across the street in the Neighborhood Activity Center (NAC). The SW corner of the intersection is zoned SU-1 for RD 15 DU/A Permissive C-1 Uses including Restaurant with Full Service Liquor. The NW corner of the intersection is in the County and is zoned C-1. The NE corner is in the City and is zoned C-1. All three corners are presently vacant and undeveloped as is much of the C-1 in the area. SU-1 for C-1 Uses is in place for the parcel south & west of the site at the NW corner of Unser and Arenal. The corner parcel of the site has been developed as a full service drug store.

The SW and NW corners of the intersection are within the boundaries of a potential Neighborhood Activity Center (NAC). The subject site is not within the boundary but across Unser from the Center and will be discussed further later.

The restriction to only C-1 uses has limited the development of other appropriate retail services that are needed in the area since approval of the Site Development Plan in 2010.

The C-1 zoning allows food and drink for consumption on or off premises but prohibits drive-in restaurant services and allows alcoholic drink only under a restaurant license for the sale of beer or wine as per Section 60-6A-4 NMSA 1978. The 500 foot distance requirement from residential in the Zoning Code is not enforceable under State liquor law.

Other appropriate neighborhood services are prohibited in C-1 but are allowed in the C-2 that could serve the neighborhood such as drive-up service windows. Many other uses that are conditional require further approvals by the city.

A look at zoning and land use maps of the area shows that there is very little C-2 zoning within the Tower Unser Sector Development Plan boundaries. C-2 zoning is designated for the NW corner of 98th and Sage and for the NE corner Coors and Tower and two sites on the west side of Coors between Sage and Tower.

Other C-2 uses are limited to three locations all outside the plan area. They are at the following locations:

- NW & SW corners of Unser and Bridge
- NW corner of 98th and Sage
- NW corner of Gibson and 98th Street.

(See Map Attachments)

HISTORY OF PREVIOUS CITY APPROVALS

This request is located in a portion of the Marketplace shopping center . A Site Development Plan for Subdivision designated SC (Shopping Center) was approved by the EPC on April 9, 2010 (Project # 1008203) and approved by the DRB on October 28, 2010. A Site Development Plan for Building Permit was approved by the DRB for Tract A-5 for a Family Dollar Store in September 2011.

The property has been C-1 Neighborhood Commercial since the adoption of the Tower/ Unser Sector Development Plan in 1989. All required road improvements are approved or in place including deceleration lanes for both Unser and Sage and a free right turn lane from Unser to Sage at the intersection. The development has four entrances. An internal pedestrian circulation plan is also approved with one pedestrian connection via a dedicated easement to the Rolling Hills subdivision to the south of the site.. Landscaping and design standards, a conceptual grading and utility plan are also approved and in place. (See Attachments for a copy of the Approved Site Plan)

APPLICABLE PLANS AND POLICIES

Rank 1 Plan : Albuquerque Bernalillo County Comprehensive Plan

Policy II.B.5 Developing and Established Urban Areas

The site is located within an area designated Developing Urban by the Comprehensive Plan. The Goal of the designation... *"is to create a quality urban environment which*

perpetuates the tradition of identifiable individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and lifestyles, while creating a visually pleasing built environment."

The request to diversify and add uses in C-2 to the approved plan supports this Policy. The shopping center is in place and has an approved Site Development Plan for Subdivision with design standards. Allowing C-2 uses would greatly benefit the area's shortfall in C-2 commercial locations designated in the Rank 2 Plans as activity centers, as well as, providing commercial services for local residents presently not available in the plan area.

Applicable policies include:

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

The request supports these policy goals. There is an absence of C-2 zoning in surrounding area. If approved the change would allow added uses listed in the C-2 zone that are lacking in the area. The change of zone to C-2 would also support the primary land use in the area which is single family residential by expanding the variety and range of retail services currently not found in the area thereby allowing the local residents more commercial choices and greater opportunities to shop closer to home. Uses included would be such uses as drive-in food services and a full service gas stations offering convenience food, carry out package liquor, and carwash that are not allowed in the C-1 zone. Many other commercial uses that would also serve the area would be allowed.

Policy II.B.5e *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 request supports this policy. *Both Unser Blvd and Sage road improvements are in place. Unser is a limited access arterial and enhanced transit corridor with separate bike lanes in place now. Bike lanes are also in place on Sage. Housing is fully developed east and south of the site.*

The request will provide a greater variety and more choice in an area of the city where housing development has grown faster than commercial retail services. Basic city services including streets and utilities are in place. Unser has a bike way system and is a designated enhanced transit corridor.

Policy II.B.7 Activity Centers *The goal is to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.*

The request is now zoned C-1 commercial and is contiguous to a designated Neighborhood Activity Center. The request will allow needed auto services for an underserved area.

Table 22 Policy Types of Activity Centers *defines Neighborhood Activity Center (NAC) Purpose: Provides for the daily service of convenience goods & personal services to the surrounding neighborhoods. It serves as the social and recreational focal point for the surrounding neighborhood and is accessible from all surrounding residential developments. Under access - ideally located on local or collector streets and have convenient transit service with a Land Uses/Core area of 5-15 acres.*

Even though the request's site is not within the boundary of the Unser Sage NAC it lies within the SE quarter of the intersection across the street from the boundary. Marketplace SC is the only commercially developed property at the intersection with an approved plan in place.

The establishment of C-1 was approved in 1989 when the Tower/Unser Sector Development Plan was adopted.

The shopping center meets all the characteristics of an NAC and some of the characteristics of a Community Activity Center shown on Table 22. in the comprehensive plan.

Policy II.B.5i Employment Services *located to compliment residential and minimize adverse effect.*

The request would help to insure that the shopping center remains an important source of local employment for area residents. The approved site plan design standard now in place already help minimize the adverse effects of noise, lighting, traffic on the residential nearby.

Policy II.B.5j Location of Commercial Development *Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:*

-In small neighborhood - oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.

The shopping center conforms to this policy. This requests' approved site development plan is adjacent to nearby residential and provides pedestrian and bike access and meets this policy and intent without being in an NAC.

Policy II.B.5K Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and the safety of established residential neighborhoods shall be protected in transportation planning and operation.

The approved site development plan has four access points meeting traffic distance regulations and the deceleration lanes required for the high traffic volumes on both streets.

Unser Blvd is an Enhanced Transit Corridor. The request supports this policy. The approved Site Development Plan meets the C-1 regulations adopted in the Tower Unser Sector Plan. Unser Blvd has an existing paved bike trail.

Unser Blvd is completely built with bikeway access and no or limited access except at street intersections like Unser and Sage. At the time that the WSSP & the SASAP Rank 2 plans were approved Unser was not built out nor did it go north and connect to I-40. Now it does. This means that the volume, speed and carrying capacities are much higher. This has changed the need to restrict auto oriented land uses such as auto related businesses at major intersections such as Unser and Sage where the improvement are in place.

Policy II.D.4a Transportation and Transit Table 11 Policy a Corridor Policies/Street Design present ideal policy objectives for street design transit service and development forms consistent with Transportation Corridors and Activity Centers.

The location of the requested zone map amendment is in conformance with the street design requirements on Unser and Sage for enhanced transit corridors.

Policy II.D.4.g is in regards to providing pedestrian opportunities integrated into development.

The policy is met on the approved site plan. A pedestrian walking plan with direct access to the established residential neighborhood to the south was put in place on the approved site development plan.

Policy II.D.6.a Economic Development the goal is to achieve steady and diversified economic development balanced with other important social , cultural and environmental goals.

Techniques1) include encouraging prospective employers to hire local residents and diversify the employment base.

Technique 3) encourages prospective employers to hire local residents.

More locally owned service businesses will be available if C-2 uses are permitted.

Policy II,D.6.b Emphasize development of local business enterprises.

The request would expand this effort by allowing more diverse uses. The request would allow more locally owned businesses to open and serve the residents living in the area.

Policy II.D.6.g Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

The request would assist in this effort since it is adjacent to an NAC. It is only corner with an approved site development plan in place. The expansion and diversification allowed by C-2 uses will insure development occurs sooner than vacant land located on other corners of the intersection.

Rank 2 Plans West Side Strategic Plan (WSSP) & Southwest Albuquerque Strategic Action Plan (SASAP) Combined 2009 Version

The request is within the boundaries of the Bridge/Westgate community and is one of 13 distinct communities found in the Plan area.

The Purpose and Intent of the Westside Strategic Action Plan is to provide a framework of strategic policies within which to manage growth and development on Albuquerque's West Side.

The Introduction of the ***SW Albuquerque Strategic Action Plan*** states .. ***The primary goal for Southwest Albuquerque is to become a complete community.*** The plan is a package of interrelated actions to achieve this goal and lists ***five interconnected Goals.*** Two Goals are applicable to this request.

Goal 1 Build complete neighborhoods and a network of activity centers to serve them.

Goal 4 Increase and improve commercial and retail services. (p.15)

West Side Strategic Plan

Goal 4 Increase and Improve Retail and Commercial Services

-Key Concepts

Shopping to meet most community needs in conveniently located and easily accessed activity centers.

The request's site meets all of these requirements. It is conveniently located and is zoned commercial and is within circle of the adopted plan maps showing adopted activity centers.

Planning Guidelines of Commercial Development

This site meets the following:

- **Locate major retail at major intersections**
- **Build streets with traffic calming built in to support walking and biking**

Summary

The request to change the zone meets these two goals. The three tracts are adjacent to an Activity Center proposed boundary and the site has an approved Site Development Plan for Subdivision with one site already built for neighborhood retail.

The request is located across Unser from the current boundaries of Unser/Sage NAC. The Center serves over 5,700 locals and is expected to employ over 1,000 people by 2020.

The amended version of the WSSP (2009) incorporated the SASAP. The combined plan estimates that the area will have 66,000 residents by and 100,000 residents by 2025 at full buildout. The current and future residents need places to work and shop nearby.

The development is the first to be completed at the Sage Unser intersection.

Adding auto orientated uses in the C-2 zone would not have an adverse effect. The Ingress and Egress layout of the approved Site Development Plan for Subdivision prevents possible adverse effect of auto orientated businesses.

All roadway improvements including deceleration lanes on both streets and four entrances connected to internal access easement and a pedestrian easements are in place. All access points meet the limited access requirements for Unser and Stacking space for Sage. Free right turn lanes meeting the special zoning requirements of Section VI.E of the Tower Unser SDP have been complied with. Among the Plan goals making community services such as retail commercial available without having to leave the area is an important need.

Changing uses to SU-1 for C-2 would expedite development of more retail and other services lacking at the present time by expanding the types of retail allowed without creating adverse effects on traffic movement, transit enhancements or existing residential.

(see attached Map showing Southwest Albuquerque Existing & Potential Retail Locations)

Policy 1.3 Neighborhoods and Centers prohibits strip commercial and encourages clustering of commercial into Activity Centers.

The site meets this criteria even though it is outside (but adjacent to) an NAC. It is circled as a "Potential Center". The change to SU-1 for C-2 Uses allows for the diversification of commercial uses not found in the plan area.

Policy 1.15 Neighborhood Centers are 15 to 35 acres and generally contain small parcels and buildings with smaller off street parking areas shared among businesses and institutions on a scale that accommodates pedestrian and bicyclists.

The approved plan for this request meets these criteria.

Policy 1.16 Neighbor Center shall be located on local collectors and sometimes on arterial streets with access to neighborhood for pedestrians and bicycle connections.

The request site plan meets these criteria. Unser is an arterial and Sage is collector. Both have dedicated pedestrian and bike lanes.

Policy 4 Development Process Issues West Side Strategic Plan

Policies 4.4 and 4.5 Performance-Based Zoning Systems evaluate how design solutions "perform" and is not based on minimum standards as to how developers perform. The current regulatory codes and ordinance including the adopted zoning code are based on minimum standards without incentives. The present zoning code calls out very specific uses e.g., micro breweries and places them in a category i.e. permissive or conditional. The zoning in the NAC and CAC centers do the same thing as previously discussed. Changes to a performance based code are underway at present.

Policy 4.4: The City of Albuquerque and Bernalillo County shall jointly prepare and enforce a Unified Development Code which includes development perimeters for zoning, site plans, subdivisions, etc....It must be created within an inclusive process cognizant of the needs of both the public and private sectors.

Policy 4.5: Once developed , the Unified Development Code will replace other development codes currently in place such as the subdivision and ordinances and zone codes, site plan requirements and drainage and residential street standards.

The system will change zoning especially the SU-1 designation from a reference to specific land use types to designations based on performance criteria. A new Unified Code will replace the existing codes and ordinances.

The subject request from C-1 to SU-1 for C-2 Uses anticipates the changes that are now underway. Since a new zoning code will be adopted planning staff advised us to not request SU-1 for specific uses like a service station. Instead to apply for an SU-1 for C-2 Uses with justification supported by adopted policies. This will make it easier to transition to a new type of code. Our request was modified as advised to support the transition to a new code form.

Southwest Albuquerque Strategic Action Plan (SASAP) Goals & Guidelines for Commercial Development

Two Goals apply to this request.

Goal 1 Build Complete Neighborhoods and a Network of Activities to Serve Them.

The subject site for the request is adjacent to an existing Neighborhood Center. Commercial service will be enhanced by allowing a diversified and expanded list of commercial retail services for the established residential located nearby.

Goal 4 Increase and Improve Retail and Commercial Services Shopping to meet most community needs in conveniently located and easily accessed activity centers.

The approved site development plan for shopping center along with a zone map amendment to SU-1 for C-2 Uses will meet help insure that this Goal is met in the near future.

Planning Guidelines for Commercial Development

- ***Locate major retail at major intersections.***
- ***Build Streets with traffic calming built in to support walking and biking.***

The subject site complies with these guidelines with walking and biking planned or in place.

Tower Unser Sector Development Plan Amendment

The Plan was approved in September 1989 and amended in 2009 to bring the plan into conformance with the WSSP and the SASAP Plans. The amended plan added maps

on the locations of activity centers shown in Plans and text to bring it into conformance with the Rank 2 plans. Zoning was adjusted for some select areas. Some special zoning was adopted. Amendments include zoning language for Community and Neighborhood Activity Centers. Zoning was also added to be permitted but not required ("may not shall") for parcels within the boundaries CAC and NAC areas.

The original plan established C-1 zoning on the subject site in 1989. Some special requirements were placed on C-1 along Unser regarding parcel at Sage intersection concerning parcel sizes and dimensions of C-1 zoned that do not effect the subject property.

Appendix B Southwest Albuquerque Commercial District Retail Plan

Background: Robert Gibbs of Gibbs Planning Group conducted a three day charrette process to determine the potential for viable retail services in Southwest Albuquerque and the most promising locations.

Executive Summary & Other Excerpts from the Charrette:

- The Southwest quadrant of Albuquerque, NM is in the early stages of a rapid expansion, mostly young families living in moderately priced single family housing.***
- An estimated housing inventory of 40,000 is significantly underserved for basic retail goods and services.***
- Residents typically drive outside the area for most of their retailing needs , especially soft goods, groceries, restaurants, and professional services.***
- The lack of supply likely results in reduced competition, poor services, and higher prices.***
- Assuming that half shopping is done outside of the trade area each person would likely support 10 square feet of retail against a national average of 20 square feet per person. The city at large is reported to have 38 square feet per person.***
- The Study estimates that the Southwest's present 400,000 square feet of commercial retail could be increased to over 1.5 million square feet by total buildout of 100,000 residents plus an additional 50,000 population from outside of the study area but within the trade area by the year 2020***

This request would help fulfill the commercial needs of the residents that these projections point out.

See attached Table GPG's estimated supportable retail types and map illustrating their possible area locations.

Other Comments made by Gibbs Retail Consultants

The development of retail service in Southwest Albuquerque depends heavily on market factors. *The City can play a part in encouraging more retail development by designating area as activity centers and appropriately zoning them to allow commercial uses.* The areas are based on an analysis of local needs and market considerations but retailers may locate on only some of the potential sites.

The Intersection of Sage and Unser is listed as Convenience Retail Center a small center with a variety of retail.

(See attached map and Table)

Auto-oriented businesses should be located outside activity centers because they create unsafe conditions for people on foot or bicycles. ... They can be accommodated in some locations that would be appropriate for corner store or convenience retail.

The approved site plan has resolved this issue.

Summary

There is a clear Economic benefit to this request to West Side in terms of enhancing commercial service needs and employment for the residents. This request fits the profile shown in the table and map and fits the location and type outline in the retail plan profile. It is also approved and ready to market more vacant sites. The change in zone will expedite the marketing process which has slowed since the 2005 approval.

This request conforms to the economic study done by the Gibbs Report and subscribes to the suggestions put forth by the report.

R-270-1980; POLICIES FOR ZONE MAP CHANGE APPLICATIONS

We believe that the request meets the policies for deciding zone map change applications pursuant to the Comprehensive Zoning Code and other adopted plans policies regulations of the City applicable to this request.

Policy A: The zone change is consistent with the health, safety, morals, and general welfare of the city.

- **Commercial (C-1) zoning is in place with an approved Site Development for Subdivision and one commercial site presently developed as retail commercial.**
- **Economic Studies done by the Gibbs Planning Group and incorporated in the WSSP/SASAP IN 2009 show that the Southwest quadrant of the city is significantly underserved for basic retail goods and services.**
- **The proposed change is more advantages to the community as articulated by the policies adopted in the Comprehensive Plan Policies supporting the request are: II.B. 5.a.,II.B.5.e.,II.B.7,II.B.5.i,II.B.5.j,II.B.5.k,II.D.4.a,III.D.4.g,II.D.6.a,II.D.6.a,II.D.5.b, and II.D.6.g.**
- **WSSP/SASAP Rank 2 Plans Goals supporting the the request are: WSSP Goal 1 Policies 1.3,1.15,and 1.16. Goal 4 Policies 4.4, and 4.5.**
- **C-2 zoning uses especially for auto related commercial goods and services are lacking in the area. There are only three locations and they are outside of the T/U SDP plan area.**
- **Diversification of the retail uses allowed in C-2 will provide much needed commercial service now lacking to serve the existing residents. (for more details see Policies Section)**

Policy B: Stability of lands and and zoning is desirable.

The request will not destabilize the area. The request will expand much needed retail lacking in the area thereby supporting economic policies of the plan explain earlier.

- The site for the zone change request is at southwest intersection of a plan designated NAC with all the same characteristics of activity centers spelled out in Rank 2 plan policies previously discussed.**
- SU-1 zoning is directly across the Unser on the SW corner.**
- **The site has an approved Site Development Plan for Subdivision and is designated SC.**
- The site is adjacent to the boundary of a Unser/Sage NAC.**

- Nearby residential is fully developed.

Policy C: The proposed change is not in significant conflict with adopted elements of Comprehensive Plan or other city master plans.

The request is not in significant conflict. See the Applicable Plans and Policies Section for specific policies that support justification of the request.

Policy D. See (3): The existing zoning is inappropriate because a different use category is more advantageous to the community, as articulated in the Comprehensive Plan and other city plans. and as outlined in the previous analysis.

-The change contributes to the economic needs of the West Side by diversification of retail services sorely lacking in the area and while contributing to the need for more local employment.

Rank 2 and 3 plans in the area have all provided information on the need for more more commercial in the area to better serve the great number of residents already in the area.

Policy E: The zone change will not harm the adjacent property, neighborhood, or community.

The site is presently C-1 adding C-2 uses will not change the design, access, or scale of the buildings required by the approved site plan. The change is limited to three tracts located at the corner of Unser and Sage. The remaining vacant parcels remain C-1.

The change of Zone is contiguous to only Tract A along the rear lot lines of three residences.

Policy F: No un-programmed capital expenditures are required if this request is approved.

No capital expenditures are required. All roadway designs and improvements are in place. All required utility services are in place. Both Unser and Sage have bikeways in place. Unser is an enhanced transit corridor. A pedestrian easement to the adjoining residential homes is in place.

Policy G: The cost of the land or other economic benefits to the owners are not a determining factor in the request.

There is no economic benefit to the owner that was not a determining factor for this request. Without this change the development of these parcels may take longer but they will be developed given the dire need for commercial in the Southwest quadrant of the City and due to the lack of commercial retail in the neighborhood.

Policies H: Location on a collector or major street is not in itself sufficient justification for commercial zoning.

The street intersection of Unser and Sage is designated as an activity center by the WSSP & the SASAP plan and is already zoned C-1 as are all the other vacant properties at the intersection.

Policy I: Spot zoning.

The change would not create a "spot zone" as a designated Special Use zone. The SU-1 zone allows mixes of uses that are different from surrounding since the adoption of a site development plan that mitigates any adverse effects is required. An adopted site development plan required as an SC plan is in place and has existing design standards that are required of all new development to prevent adverse effects.

SU-1 for mixed uses of commercial and residential is in place across the street at the SW corner of the intersection. C-1 zoning exist on all other corners of the intersection.

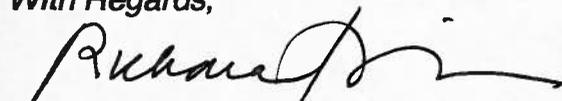
Policy J: Strip Zoning

The change does not create a "strip zone" commercial zoning pattern due to parcels shape, depth, length and size. The intersection is also now zoned for commercial on all four corners.

We respectfully request that the Environmental Planning Commission approve our request for a zone map amendment from C-1 to SU-1 for C-2 Uses.

If you have any questions please free to call me. I can be reached at the number listed below.

With Regards,



Richard Dineen AIA

Principal

Unser Sage Attachments



D & A RICHARD DINEEN AIA
Architecture - Land Planning - Development

Unser Sage Analysis Attachments

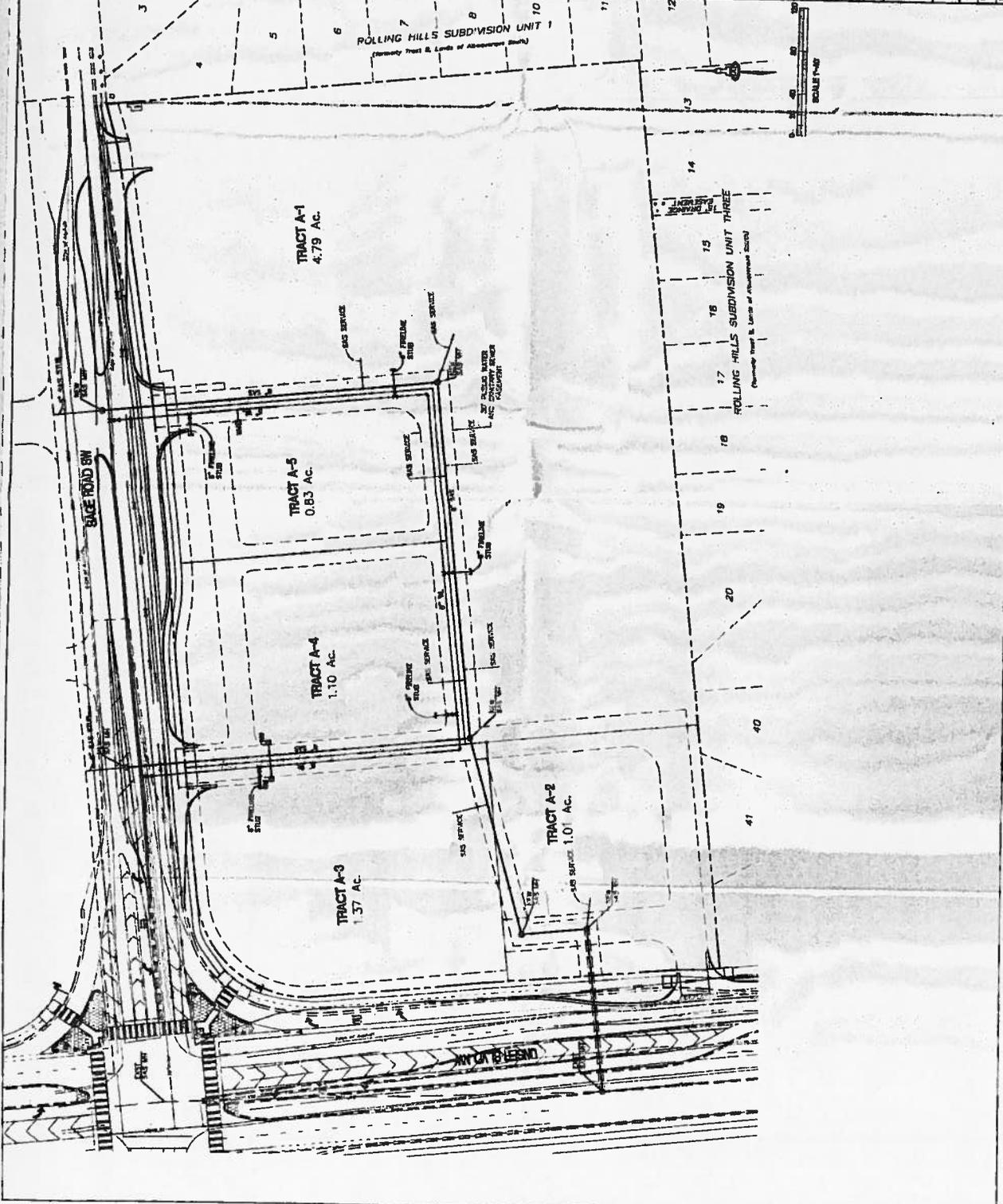
GENERAL NOTES

WATER:

1. PUBLIC WATERLINE LOOP WILL SERVE THE ENTIRE TRACT.
2. THE LOCATION OF THE WATER MAINS SHALL BE CONSIDERED IN THE DEVELOPMENT OF THE WATER SERVICES OF THE ENTIRE LOT.
3. THE WATERLINE CONNECTIONS TO THE BASE ROAD OF EACH TRACT SHALL BE THE ONLY PERMITTED CONNECTIONS TO THE INDIVIDUAL LOT WATER SERVICES WILL BE INDICATED AS EACH LOT DEVELOPS.
4. ALL WATER MAINS SHALL BE 12" DIAMETER.
5. ALL WATER MAINS SHALL BE 12" DIAMETER.
6. THE 12" WATER MAINS SHALL BE 12" DIAMETER.
7. THE 12" WATER MAINS SHALL BE 12" DIAMETER.
8. THE 12" WATER MAINS SHALL BE 12" DIAMETER.
9. THE 12" WATER MAINS SHALL BE 12" DIAMETER.
10. THE 12" WATER MAINS SHALL BE 12" DIAMETER.

SANITARY SEWER:

1. A PUBLIC 30" DIA SANITARY SEWER SHALL BE EXTENDED ALONG THE BASE ROAD WITH A 30" PUBLIC WATER AND SANITARY SERVICE.
2. THE BASE ROAD SANITARY SERVICE IS PROHIBITED TO BE EXTENDED AS PART OF THE TRACT DEVELOPMENT.
3. THE TRACT SANITARY SERVICE SHALL BE EXTENDED TO THE POINT OF CONNECTION WITH THE TRACT SANITARY SERVICE.
4. EACH LOT WILL BE SERVED BY THE PUBLIC SANITARY SEWER.

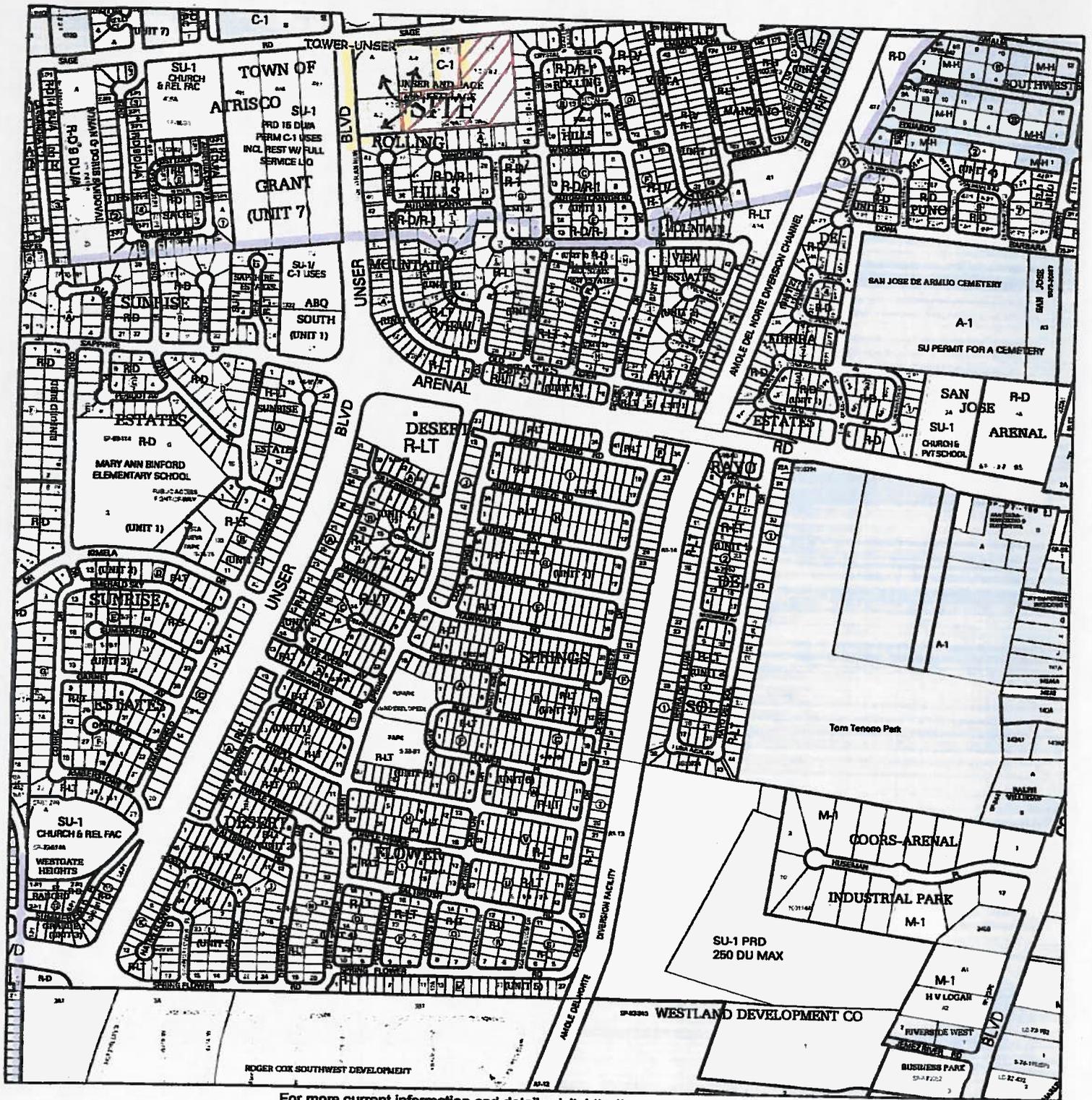


MASON & BERMAN, P.A.
 Consulting Engineering Association
 1000 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Phone: 404.525.1234 Fax: 404.525.1235
 www.masonandberman.com

UNGER AND BAGE MARKETPLACE
 SITE DEVELOPMENT PLAN FOR SUBDIVISION
 UNGER / BAGE PARTNERSHIP

CONCEPTUAL UTILITY PLAN

Drawn By	DATE
Checked By	DATE
Scale	DATE
Sheet No.	DATE
Total Sheets	DATE



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

Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
M-10-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

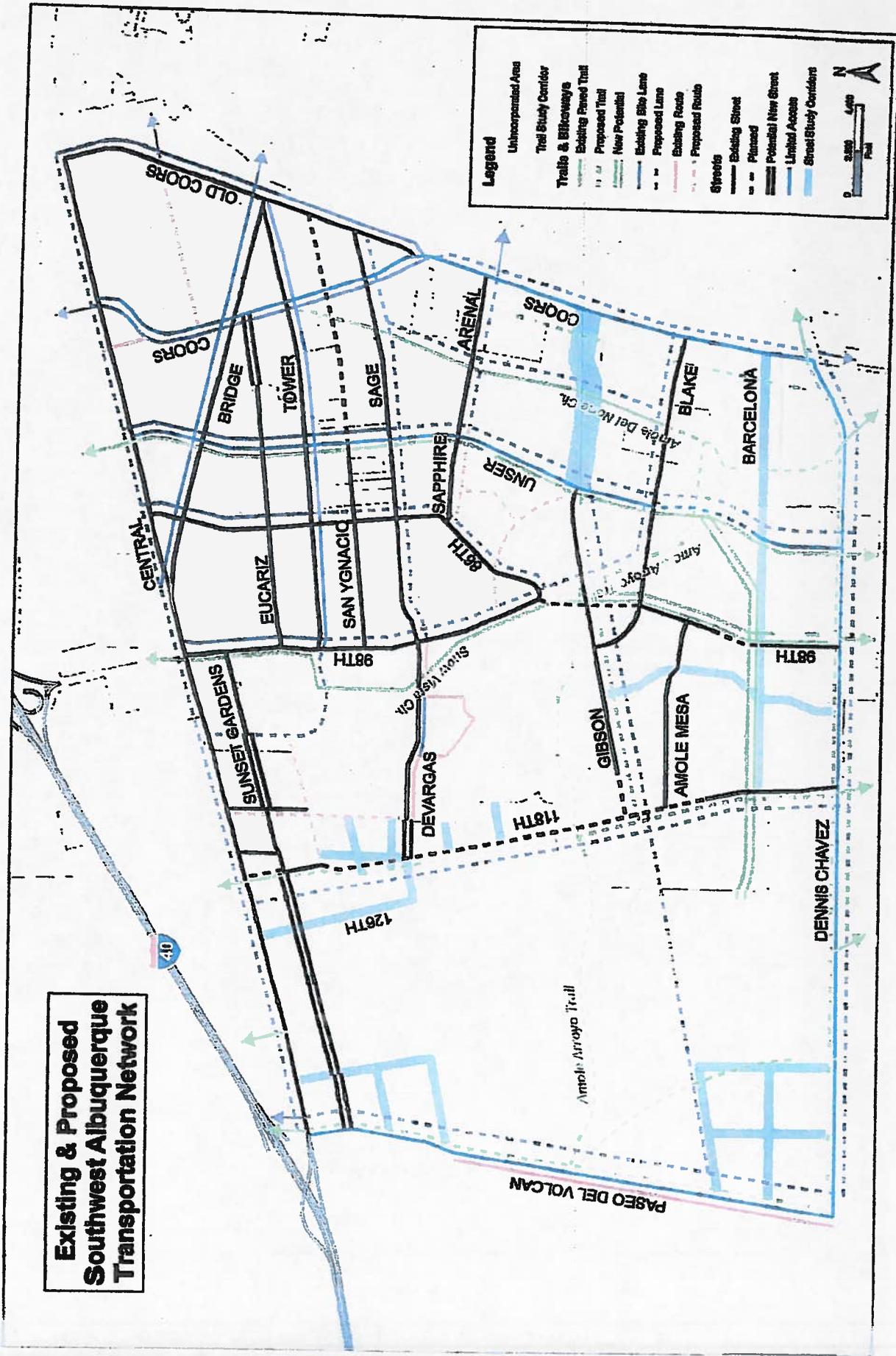
0 750 1,500 Feet

WEST SIDE STRATEGIC PLAN

Boundary Amendments for Neighborhood & Community Activity Centers				
Name	Existing Acreage per WSSP (Net)		Proposed Acreage (Net)	Amendments
	Core	Adjacent	Core	
NEIGHBORHOOD CENTERS				
McMahon/Unser	89.0		75	AMEND: Boundaries and land uses to coincide with those in Westside-McMahon Corridor Study and recent zoning actions.
Golf Course/County Line			39	NEW ADDITION: Center is south of county line on both sides of Golf Course, Tracts A1, B1, C1, D & E
Elliston/Golf Course	74.2		64	AMEND: Center is mostly west of Golf Course, north of Calabacillas Arroyo and on both sides of McMahon Blvd.
Golf Course/Irving	41.9	20.1	0	DELETE (major arroyo and roadway corridors prevent pedestrian connectivity)
Paradise/Lyon	19.6	149.5	47	AMEND: Maintain original core but add additional land south to Buglo Ave.
Ventana Ranch	32		38	NO AMENDMENT TO BOUNDARY
Golf Course/Paseo del Norte	33.9		34	CHANGE DESIGNATION: from Community to Neighborhood Center due to limited size; Maintain original core boundary.
Coors/Caminito Coors	20.1	205.6	0	DELETE (surrounding land uses do not support an Activity Center)
Taylor Ranch Drive/Homestead Ctr.	25.6		11.5	AMEND: Eliminate Middle School from Center
Coors/LaOrilla	29.0	24.9	0	DELETE: (surrounding land uses do not support an Activity Center and it is too close to Activity Center at Coors/Montaño)
Montaño/Taylor Ranch Drive	35		41.5	NO AMENDMENT BOUNDARY
Coors/Western Trail	30.3		44	AMEND: Center is west of Coors and south of Western Trail; Tracts 2, 3, and 4
Coors/Sequoia		326.0	15.5	CHANGE DESIGNATION: from Community to Neighborhood Center, Center is west of Coors, between Sequoia and Redlands
Ouray/Ladera	18.0	50.0	0	DELETE: (existing zoning does not provide opportunity for mixed land uses)
Unser/Ladera			45.5	NEW ADDITION: Center is east of Unser, south of Ladera Channel, west of Cherrywood
Central/Atrisco			58.5	CHANGE DESIGNATION: from Community to Neighborhood Center.
Central/98th Street	83.5	246.8	23	AMEND: Center is south of Central between 98th to 102nd St.
Bridge/Old Coors	23.1	151.5	16	AMEND: Center is between Bridge and San Ygnacio on both sides of Coors
Unser/Sage	42.7	82.8	50	AMEND: Center is west of Unser to 82nd Street and south of Sage
Westgate Heights	57.9	203.7	25.5	AMEND: Center is south of Sage to Benavidez on both sides of 98th Street
Rio Bravo unnamed 1			30	New Addition per Rio Bravo Sector Plan
Rio Bravo unnamed 2			12	New Addition per Rio Bravo Sector Plan
COMMUNITY ACTIVITY CENTERS				
	GROSS ACRES		GROSS ACRES	
Paseo del Norte/Coors	197.2	71.28	133	AMEND: center is west of Coors between Irving & Paseo del Norte
Golf Course/Paseo del Norte	33.8		0	CHANGE DESIGNATION: from Community to Neighborhood Center due to limited size; Maintain original core boundary.
Coors/Montaño	96.6	61.96	97.5	AMEND: Center is east of Coors to Riverside Drain between Montaño Plaza Drive on the north and municipal limits line on the south (south of Montaño)
Coors Boulevard	91	388.95	91	NO CHANGE
Central Ave. (from Atrisco to Coors)	88.6		0	DELETE: (the strip has been deleted and the area at Central/Atrisco has been designated as a Neighborhood Center.)
Central/Coors	44.2	65.8	48	CHANGE DESIGNATION: from Neighborhood to Community Center, maintain original core boundary
Central/Unser	137.5	140.6	71	AMEND: Center is south of Central to Bridge between 88th and Unser
98th/Gibson			150	NEW ADDITION: Center is established in Rio Bravo Sector Plan
Coors/Rio Bravo			31.5	NEW ADDITION: center is south of Rio Bravo to Lamonica Rd. between Coors Blvd. and Ileta Drain
Westland Master Plan			175	NEW ADDITION: described as A Town Center in the Westland Master Plan
Quail Ranch			?	Future Activity Center per Quail Ranch Master Plan

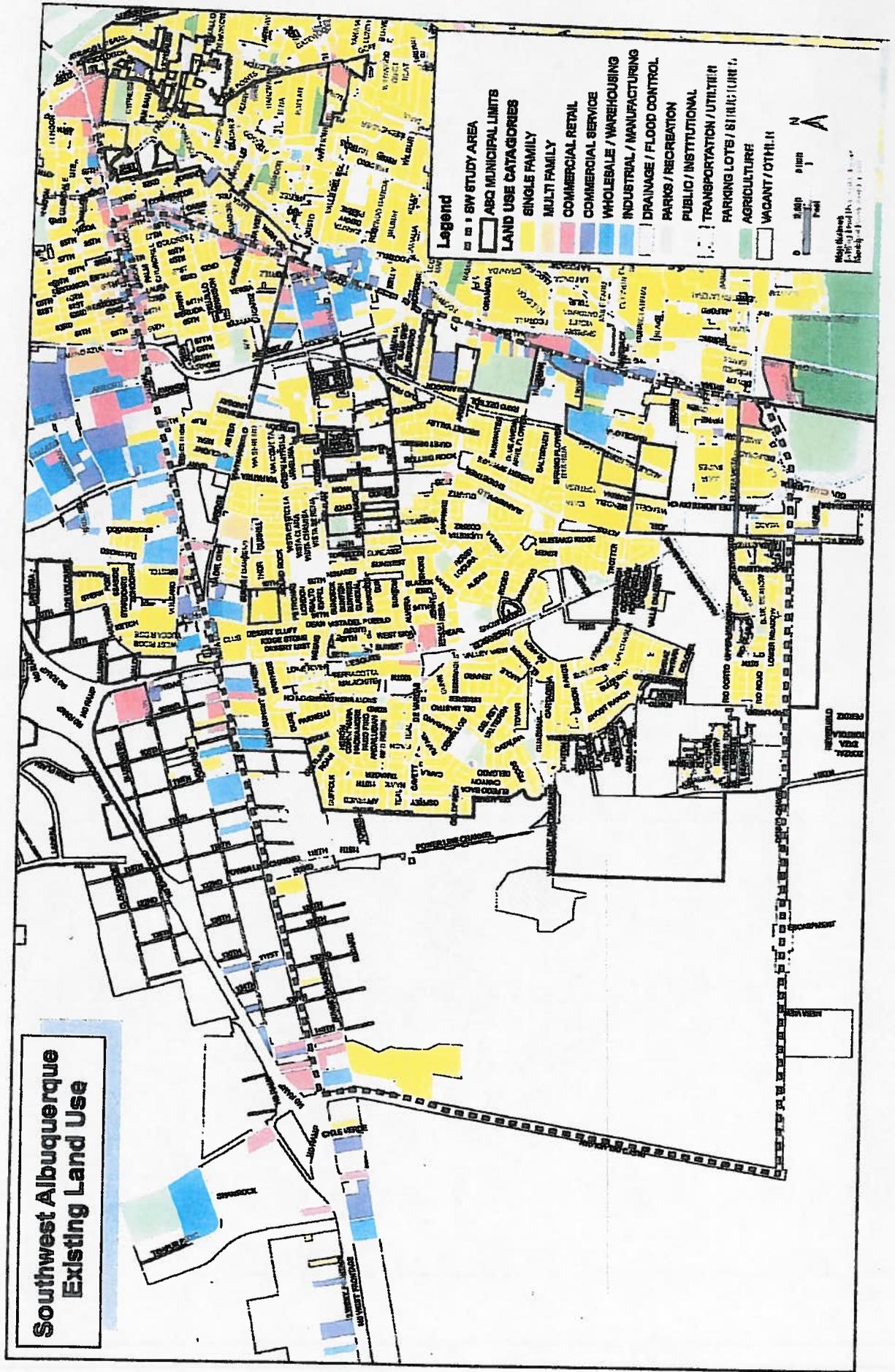
Proposed Transportation Network Map

The proposed transportation network map below shows an integrated set of recommended streets, trails and bikeways. Alignments, particularly those west of 118th Street are to be determined during further planning stages. Links designated as "planned" are currently in the Long Range Roadway System Map, Long Range Bikeway System Map, or the City Trails Plan.



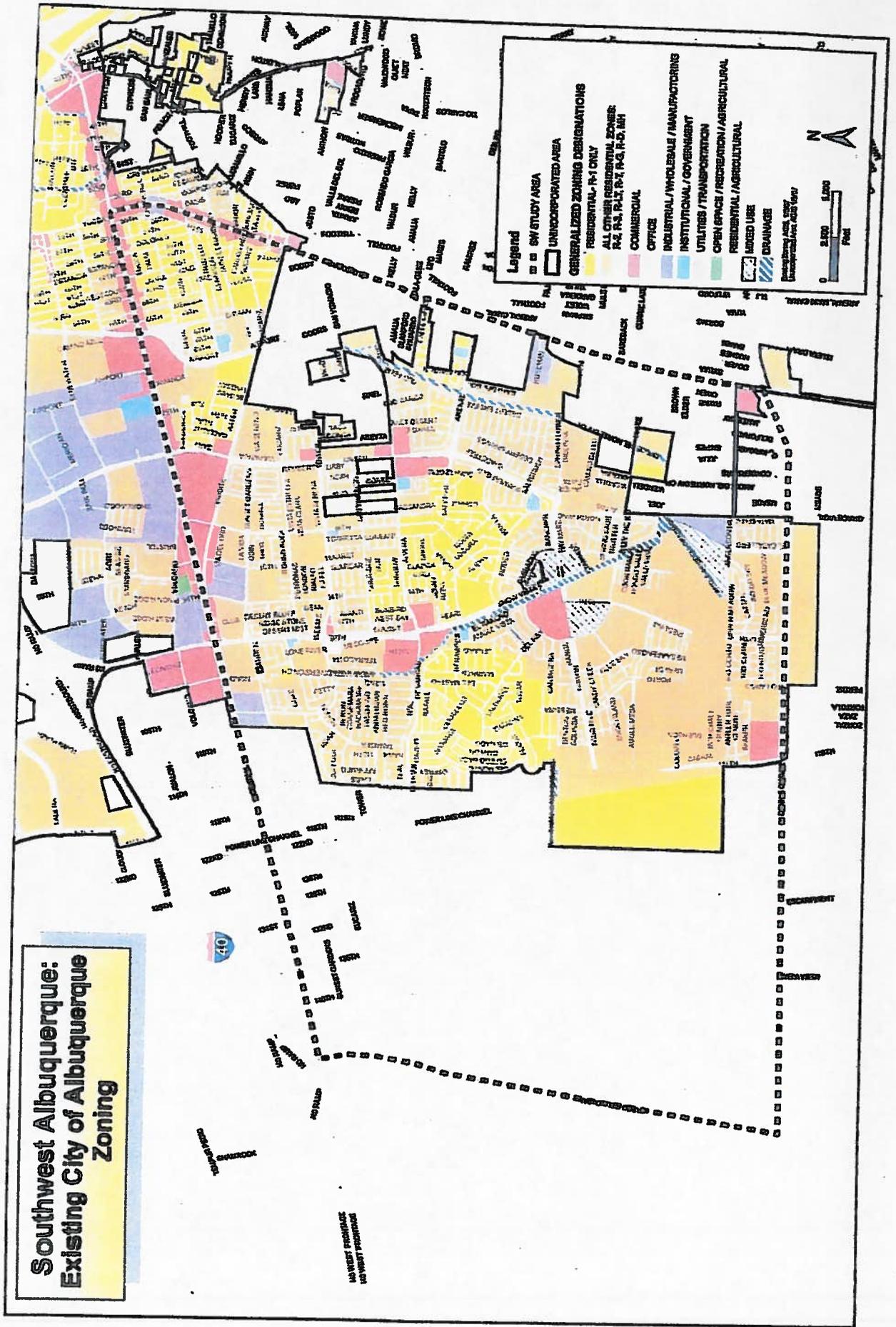
Existing Land Use

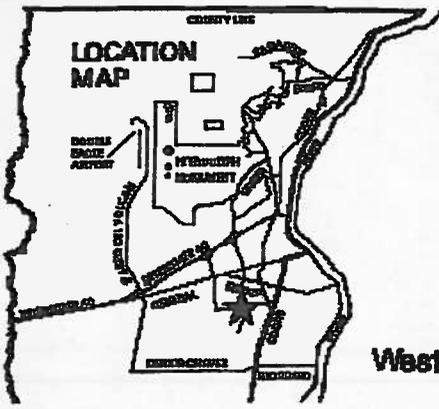
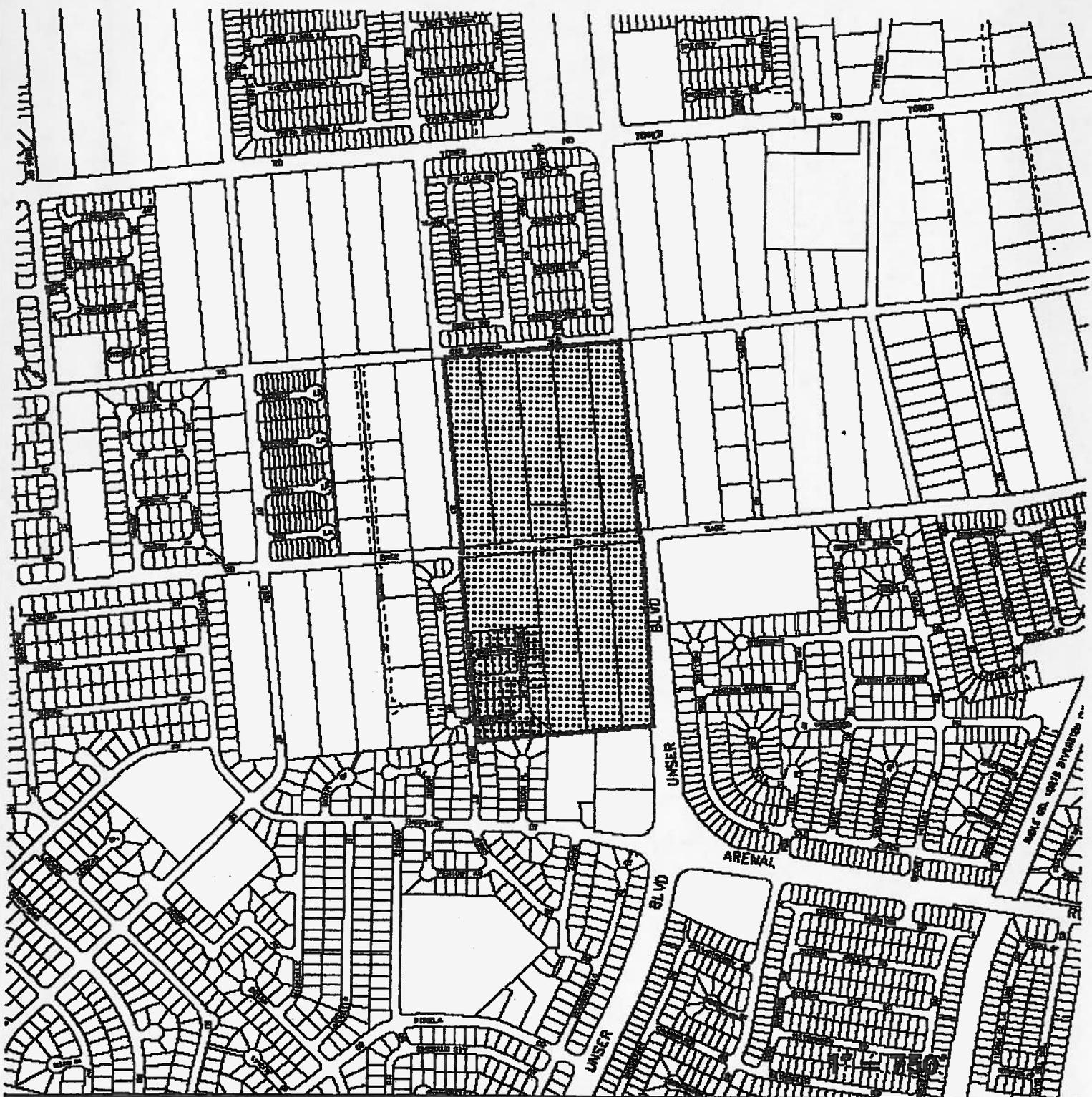
The current zoning and land use maps on the following pages show opportunity areas for completing partially developed portions of Southwest Albuquerque through infill development, and additional opportunities for guiding positive development in undeveloped portions if sufficient policies and regulations are provided.



Existing City of Albuquerque Zoning

The map below shows generalized zoning for portions of Southwest Albuquerque within City limits. Zoning for unincorporated portions of the County is shown on the next page. There are differences between City and County zone designations with the same titles. The map shows that existing zoning allows development other than single-family detached housing.



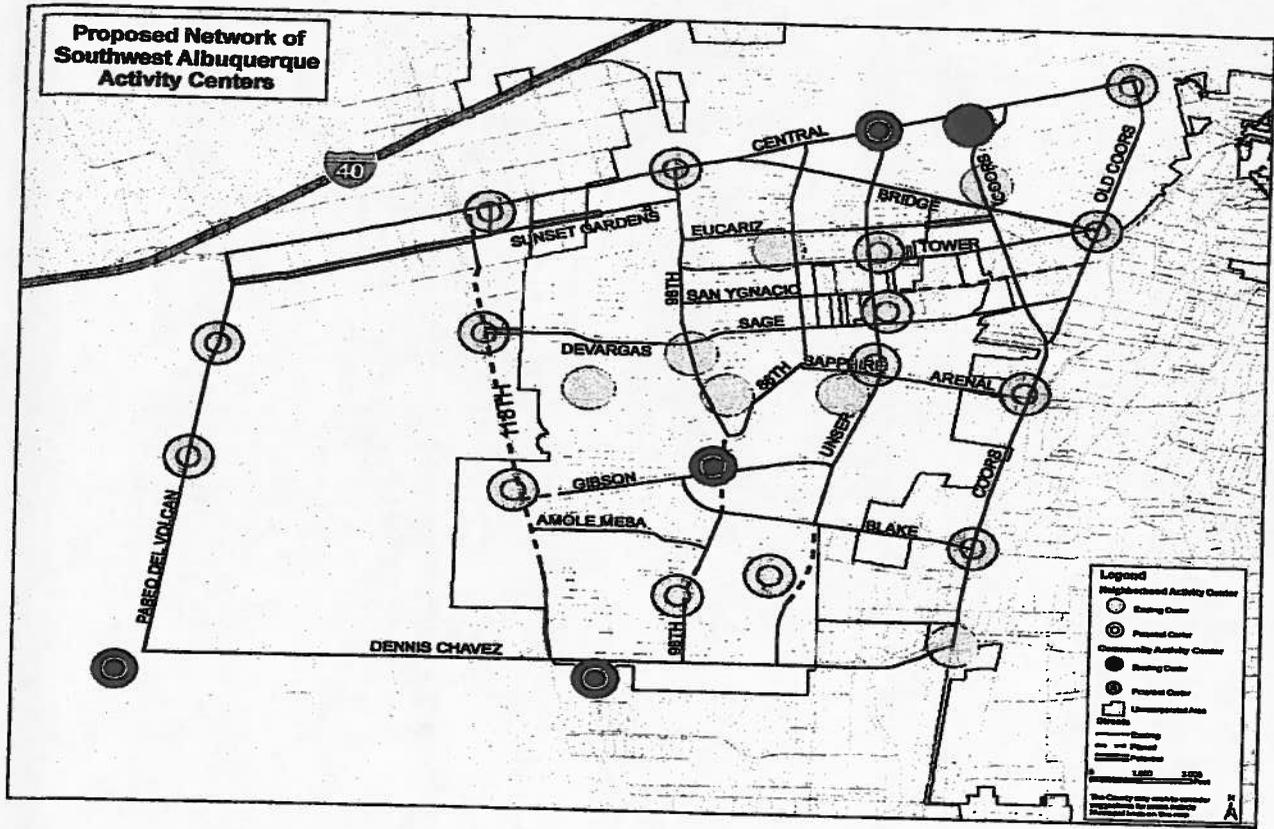


UNSER / SAGE NEIGHBORHOOD CENTER

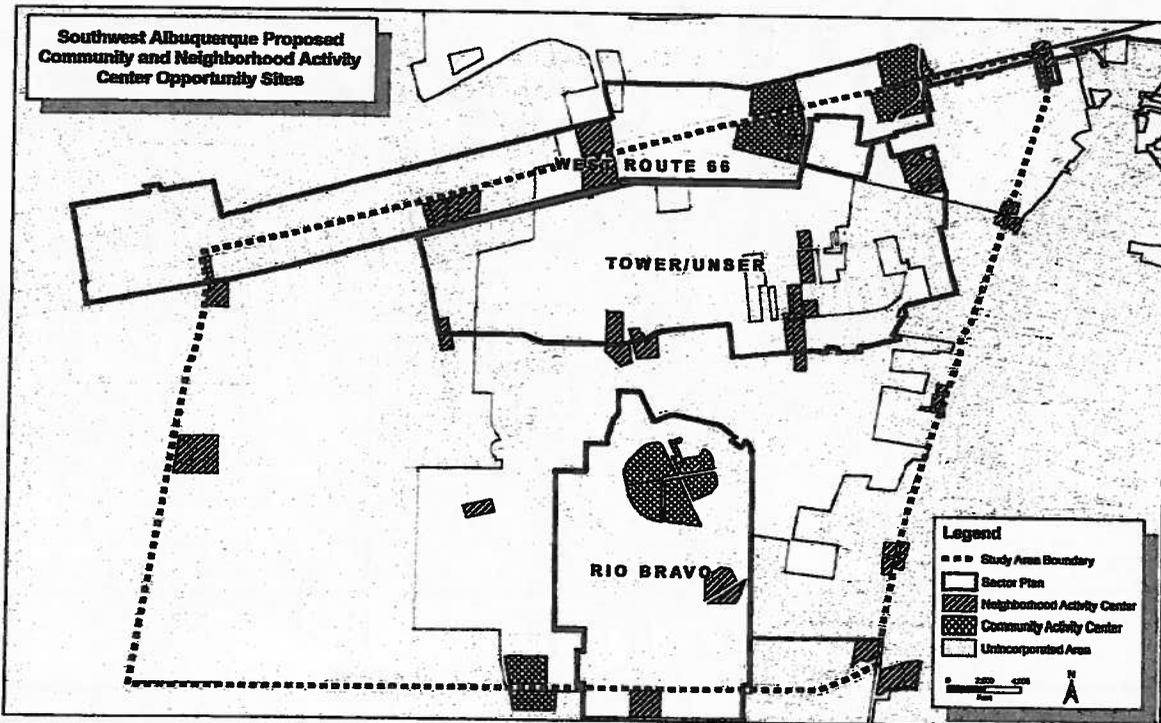
West Side Strategic Plan

Map printed January 28, 2003





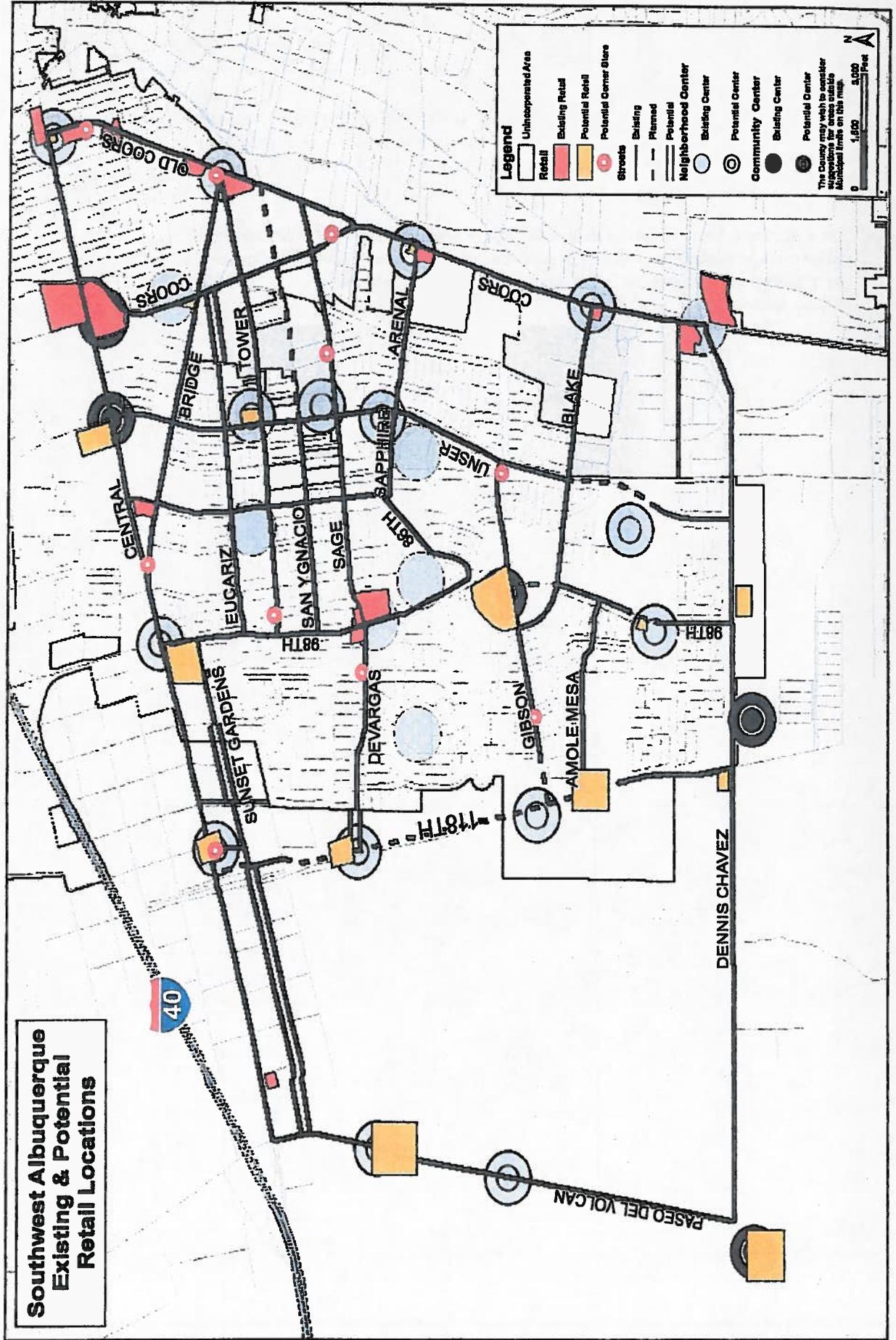
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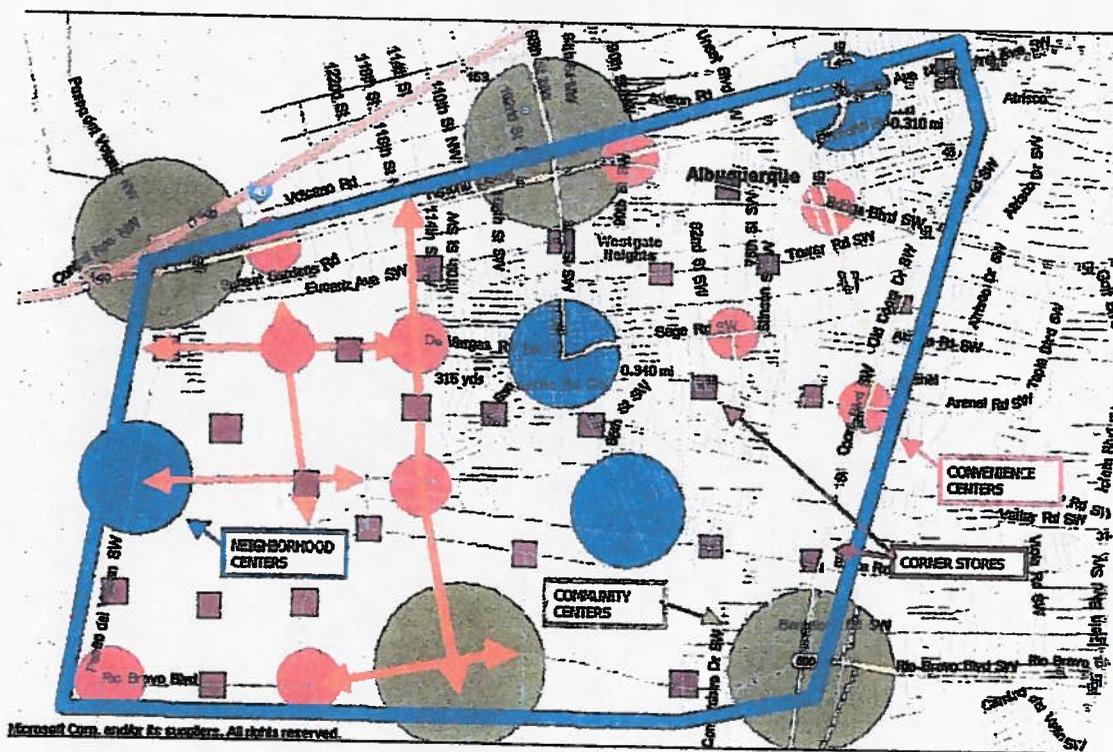


333

Existing and Potential Retail Locations

The map below illustrates both existing and potential retail locations superimposed on the network of existing and proposed activity centers. This map correlates with the maps on pages 2-10 and 2-11 that show parcels with commercial zoning.





Please find below a summary of GPG's estimated supportable types:

Size	Shopping Center Type	No. Stores	Store Types
50,000 sf of total space	Corner Store	20 Stores	7-11, Circle K, Independents
150,000 sf	Convenience Center	6 Centers	Cleaners, Banks, Grocery, Coffee
200,000 sf	Neighborhood Center	2 Centers	Supermarket, Hardware, Video, Bank,, Pharmacy, Restaurant
400,000 sf	Community Retail	2 Centers	Discount Department Store, Home Improvement, Books, Apparel, Sporting Goods, Restaurants

Date of Inquiry: 5/20/15 Time Entered: 2:55 p.m. ONC Rep. Initials: DC

ATTACHMENT "A"

May 20, 2015

Richard Dineen, AIA
D&A Architecture
2811 Bosque del Sol Lane SW/87120
Phone: 505-452-6857 / Fax:
E-mail: r.dineen@icloud.com

STINSON TOWER N.A. (STT) "R"

***Emilio Chavez**

3670 Tower Rd. SW/87121 604-8704 (c)
Barbara Carmona-Young
7439 Via Serenita SW/87121 554-0691 (h)

WESTGATE HEIGHTS N.A. (WGH) "R"

***Paul Fredrickson**

8508 Mesa Real Ave. SW/87121 401-3628 (c)
Matthew Archuleta
1628 Summerfield Pl. SW/87121 401-6849 (h)

SOUTH VALLEY COALITION OF NEIGHBORHOOD ASSOCIATIONS

***Rod Mahoney**, 1838 Sadora Rd. SW/87105 681-3600 (c)

Marcia Fernandez, 2401 Violet SW/87105 877-9727 (h) 235-6511 (c)

SOUTH WEST ALLIANCE OF NEIGHBORS (SWAN)

***Johnny Pena**, 6525 Sunset Gardens SW/87121 321-3551 (c) 836-3281 (h)

Jerry Gallegos, 417 65th St. SW/87121 261-0878 (c) 831-5406 (h)

WESTSIDE COALITION OF N.A.'S

***Gerald C. (Jerry) Worrall**, 1039 Pinatubo Pl. NW/87120 839-0893 (h) 933-1919 (c)

Harry Hendriksen, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h) 221-4003 (c)



**D&A ARCHITECTURE
RICHARD DINEEN AIA**
Architecture - Land Planning - Development

May 26 ,2015

Stinson Tower N.A.(STT)

Emilio Chavez

3670 Tower Rd. SW

Albuquerque, NM 87121

Barbara Carmona-Young

7439 Via Serenita SW

Albuquerque, NM 87121

Dear Neighborhood Representative,

This is to notify you that D & A Architecture, acting as agent for Unser Sage LLC, is filing a request for a Zone Map Amendment to change the zoning of Tracts A-2, A-3, and A-4 Unser Sage Marketplace containing 3.48 acres and located at the SE corner of Unser Blvd SW and Sage Rd SW from the present C-1 zone to SU-1 for C-2 Uses.

The purpose of amendment is to provide a greater variety of uses to serve the needs of the area than those presently allowed in the C-1 zone.

A Site Development Plan for Subdivision was approved for the property by the Planning Commission in 2010. All street improvements required are now in place. Tract A-1 is now occupied by a Family Dollar Store.

The application will be filed on May 28, 2015 and will be heard by the Environmental Planning Commission on July 9, 2015. The hearing begins at 8:30 and will be held at the hearing room located in the basement of Plaza del Sol 600 Second Street NW.

If you have any questions please contact me by phone or e-mail.

With Regards,

Richard Dineen AIA

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 Street, Apt. No., or PO Box No. **1628 Summerfield Pl SW**
 City, State, ZIP+4 **ABQ, NM 87121**

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 Street, Apt. No., or PO Box No. **2670 Tower Rd. SW**
 City, State, ZIP+4 **ABQ, NM 87121**

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Sent To **Barbara Carmona Youngs**
 Street, Apt. No., or PO Box No. **743A via Serenita SW**
 City, State, ZIP+4 **ABQ, NM 87121**

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Total Postage & Fees	\$ 6.14

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Sent To **Harry Hendriksen**
 Street, Apt. No., or PO Box No. **10592 Rio Del Sol Ct. NW**
 City, State, ZIP+4 **Albuquerque, NM 87114**

PS Form 3800, August 2006 See Reverse for Instructions

7010 1670 0002 5341 1864 7010 0150 0000 6608 2596 7010 1670 0002 5341 1864 7010 0150 0000 6608 2596 7010 1670 0002 5341 1864 7010 0150 0000 6608 2596

Gould, Maggie S.

From: Gould, Maggie S.
Sent: Wednesday, July 01, 2015 9:56 AM
To: 'EMILIO CHAVEZ'
Cc: r.dineen@icloud.com
Subject: RE: No meeting report 1008203 15EPC-40020

Hello,

The parcel to the west of the site, on the other side of Unser has an SU-1 for C-1 uses including restaurant with full service liquor. There is C-2 zoning along Central, parts of Coors and parts of Rio Bravo. I know that the map is busy and hard to read, but it does give you an idea about the area zoning.

I am including Richard on this e-mail because I would like to know how your meeting goes.

Please let know if there are any other questions

Maggie Gould, MCRP

Planner

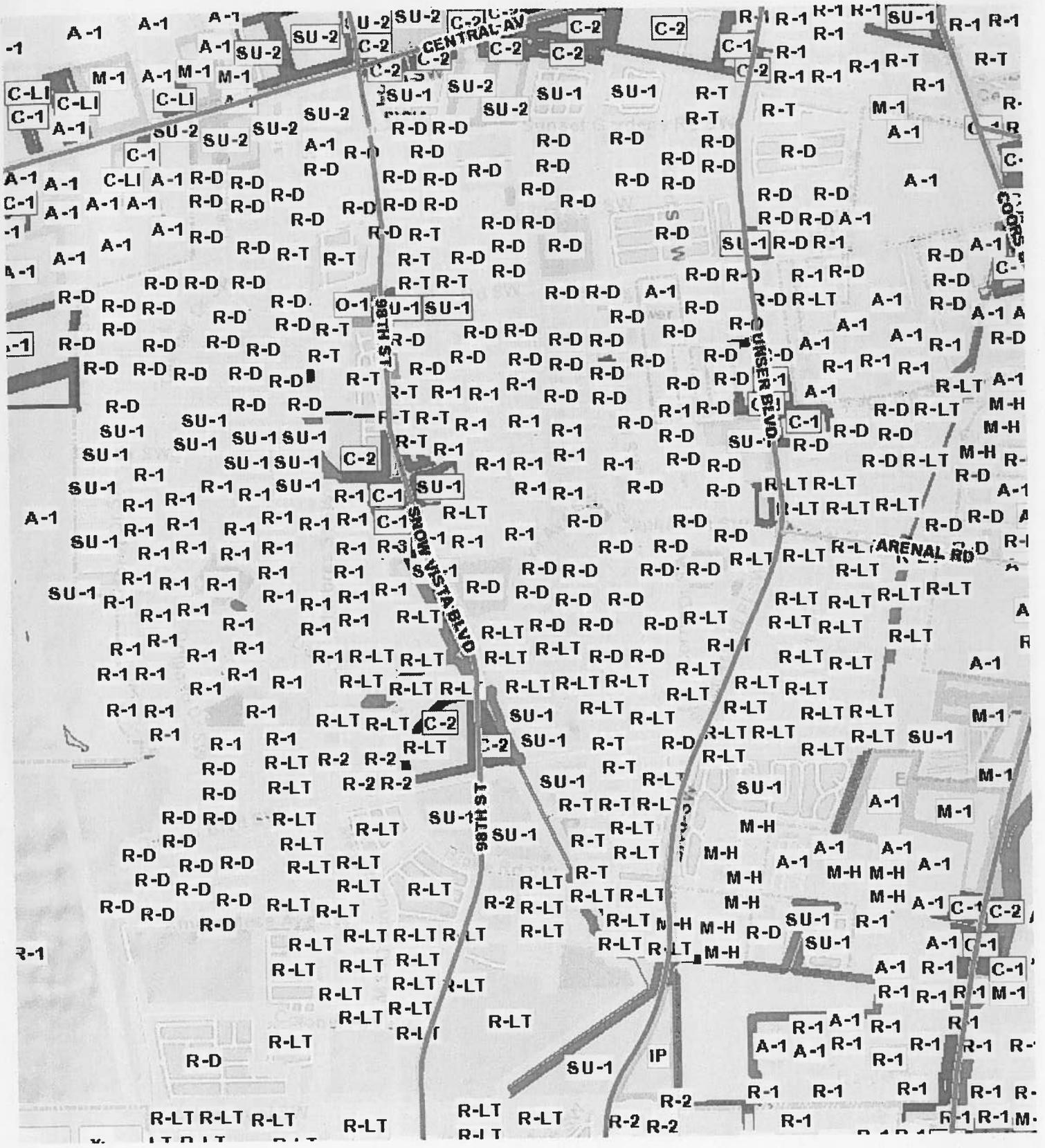
City of Albuquerque, Planning Department

600 Second St. NW

Albuquerque, NM 87102

505-924-3910

mgould@cabq.gov



From: EMILIO CHAVEZ [mailto:chavezanitaandemilio@msn.com]
Sent: Wednesday, July 01, 2015 9:45 AM
To: Gould, Maggie S.
Subject: RE: No meeting report 1008203 15EPC-40020

At this time, without knowing exactly what type of business is proposed for the site, I would just say that we are concerned. We are meeting with Richard and one of his clients this coming Monday and hope to get a better idea of what they might have in mind.

By the way, did you say that this type of zoning already exists in this area?

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: "Gould, Maggie S." <MGould@cabq.gov>
Date: 07/01/2015 9:16 AM (GMT-07:00)
To: EMILIO CHAVEZ <chavezanitaandemilio@msn.com>
Subject: RE: No meeting report 1008203 15EPC-40020

Thank you Mr. Chavez,

Would you say that your neighborhood is opposed to the change in zoning or just concerned ?

From: EMILIO CHAVEZ [<mailto:chavezanitaandemilio@msn.com>]
Sent: Wednesday, July 01, 2015 9:04 AM
To: Gould, Maggie S.
Subject: RE: No meeting report 1008203 15EPC-40020

Hi Maggie. This is Emilio Chavez, President of the Stinson Tower Neighborhood Association. Per our last conversation, you said that today, July 1st would be the last day that comments submitted could be included with the staff report. I just wanted to say that although there is a great deal of excitement over the talk of some much needed commercial development in our area, the only comments or concerns that I heard from our group members was related to the possibility of an establishment with package liquor sales. The package liquor sales aspect does seem to generate concerns over the increased possibilities of DWI issues.

I will say that Richard Dineen has been very accommodating in answering our questions related to this zoning request and has even been willing to attend an informal meeting with our neighborhood group to personally answer questions. We thank him for this.

From: MGould@cabq.gov
To: Philip@pcmediate.com; chavezanitaandemilio@msn.com; bobbicy@gmail.com; stna_sw@hotmail.com; pepperfred1@comcast.net; mattearchuleta1@hotmail.com; westgate9901@gmail.com; rmahoney01@comcast.net; mbfernandez1@gmail.com; johnnyepena@comcast.net; jgallegos@ydinm.org; jfworrall@comcast.net; hlhen@comcast.net
CC: r.dineen@icloud.com; thummell@cabq.gov; striplett@cabq.gov; SWinklepleck@cabq.gov;

kdicome@cabq.gov; dave@ounets.com

Subject: RE: No meeting report 1008203 15EPC-40020

Date: Fri, 19 Jun 2015 17:25:45 +0000

Thank you Phillip,

If anyone has questions or comments about this project please let me know soon; comments received by June 29th can be addressed in the staff report. The staff report will be available on July 2th. Comments received by 8 AM on July 7th will be forwarded to the Planning Commission.

Maggie Gould, MCRP

Planner

City of Albuquerque, Planning Department

600 Second St. NW

Albuquerque, NM 87102

505-924-3910

mgould@cabq.gov

From: Philip Crump [<mailto:phcrumpsf@gmail.com>]

Sent: Friday, June 19, 2015 11:02 AM

To: chavezanitaandemilio@msn.com; bobbicy@gmail.com; stna_sw@hotmail.com; pepperfred1@comcast.net; mattearchuleta1@hotmail.com; westgate9901@gmail.com; rmahoney01@comcast.net; mbfernandez1@gmail.com; johnnyepena@comcast.net; jgallegos@ydinm.org; jfworrall@comcast.net; Harry

Cc: r.dineen@icloud.com; Gould, Maggie S.; Hummell, Tyson; Triplett, Shannon; Winklepleck, Stephani I.; Dicome, Kym; David Gold

Subject: No meeting report 1008203 15EPC-40020

Dear All:

Attached please find the No-meeting report for this project, indicating that there has been no interest expressed in participation in a facilitated public meeting.

Thank you very much.

Respectfully,
Philip Crump



PHILIP CRUMP, Mediator & Facilitator

1301-e Luisa Street Santa Fe, NM 87505

Skype: phcrump philip@pcmediate.com

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When I walked out of the gate, I knew that if I continued
to hate these people, I would still be in prison. --Nelson Mandela