



**Environmental
Planning
Commission**

**Agenda Number: 01
Project #: 2019-002354
RZ-2019-00025
Hearing Date: June 13, 2019**

Staff Report

Agent	Consensus Planning
Applicant	EDO Properties, LLC
Request	Zone Map Amendment (Zone Change)
Legal Description	All or a portion of Lots 10 and 11, Block 12, Hunings Highland Addition
Location	210 & 214 Arno St. NE, between Copper Ave. NE and Tijeras Ave. NE
Size	Approx. 0.302 acre
Existing Zoning	R-1B
Proposed Zoning	MX-L

Staff Recommendation
APPROVAL of
Project 2019-002354 (1003827)
RZ-2019-00025
based on the Findings
within this report

Staff Planner
Linda Rumpf

Summary of Analysis

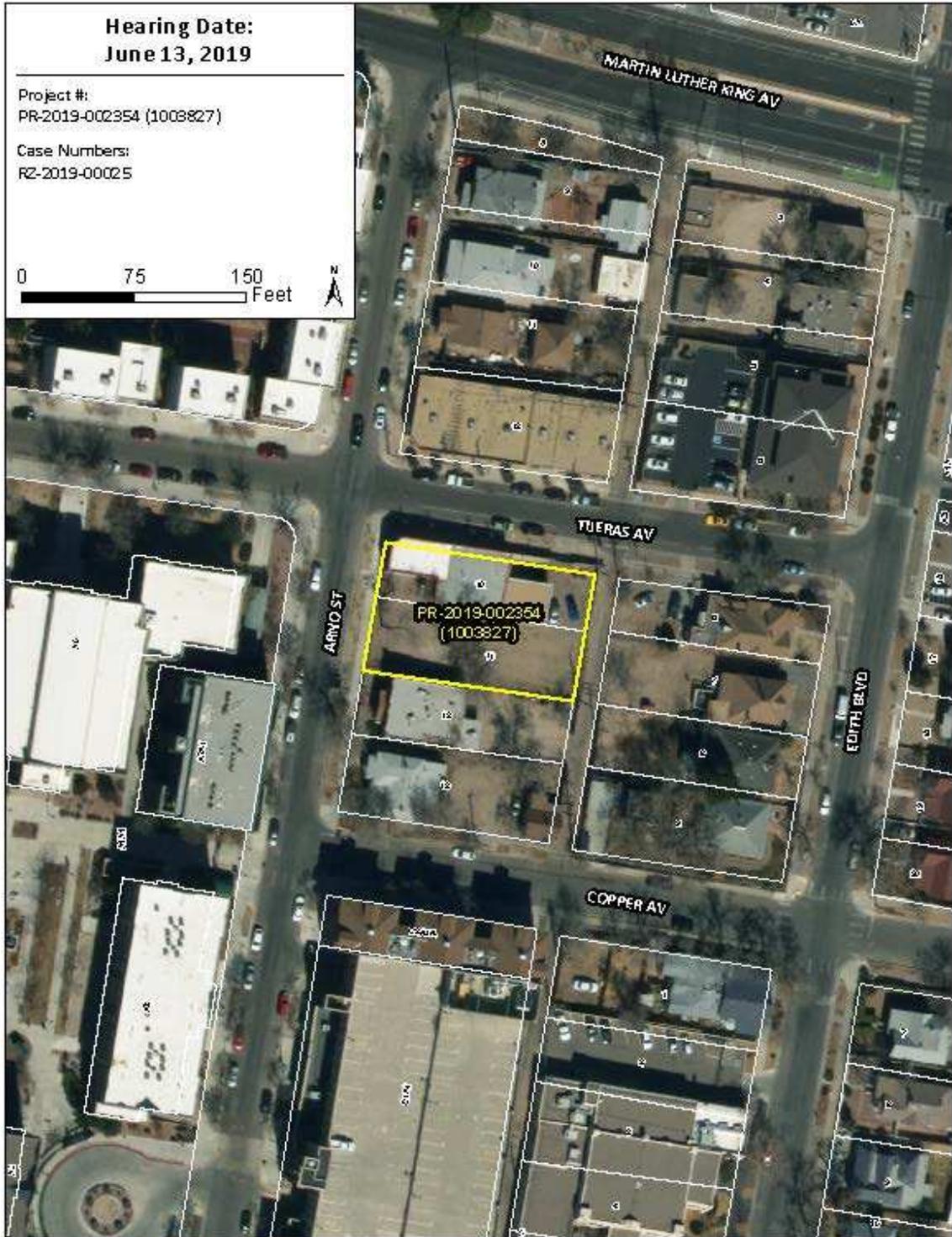
The request is for a zone map amendment for an approximately 0.302 acre site on 210 & 214 Arno St. NE, between Copper Ave. NE and Tijeras Ave. NE. The Applicant is requesting a change from the existing R-1B (Single-Family Medium Lot) to MX-L (Mixed-Use Low Intensity) zoning to allow for non-residential uses such as a bakery, deli, or coffee shop on the subject site.

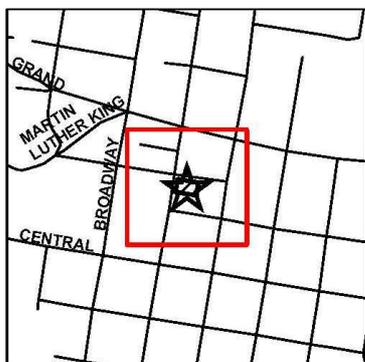
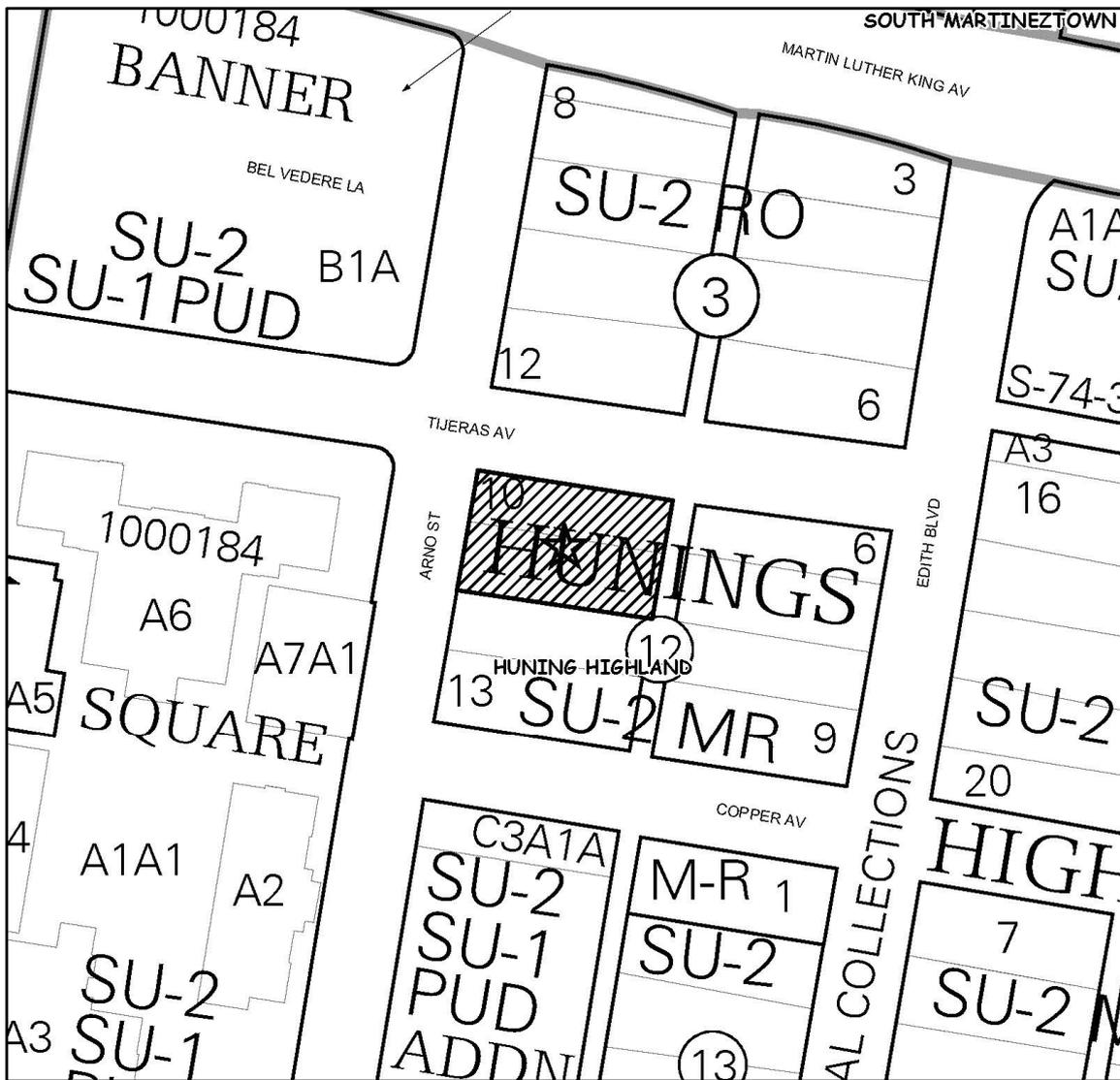
A neighborhood meeting was held on Tuesday, April 16, 2019. The meeting minutes are included in the appendix. No concerns were noted.

The subject site is in an Area of Change as designated by the Comprehensive Plan. The zone change has been adequately justified pursuant to the IDO’s criteria for zone map amendments.

There is no known opposition. Staff recommends approval.







OLD ZONING MAP

Note: Gray shading indicates County.



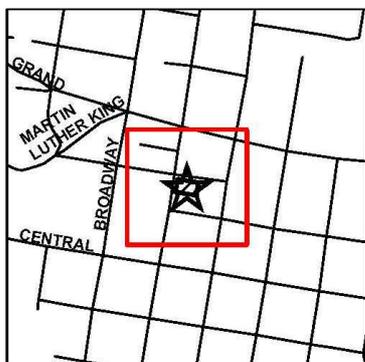
1 inch = 100 feet

Hearing Date:
6/13/2019

Project Number:
PR-2019-002354 (1003827)

Case Numbers:
RZ-2019-00025

Zone Map Page:
K-14



IDO ZONING MAP

Note: Gray shading indicates County.



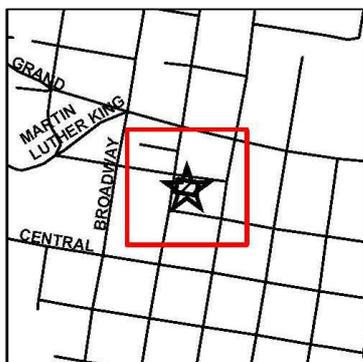
1 inch = 100 feet

Hearing Date:
6/13/2019

Project Number:
PR-2019-002354 (1003827)

Case Numbers:
RZ-2019-00025

Zone Map Page:
K-14



LAND USE MAP

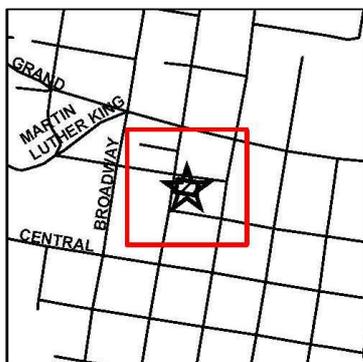
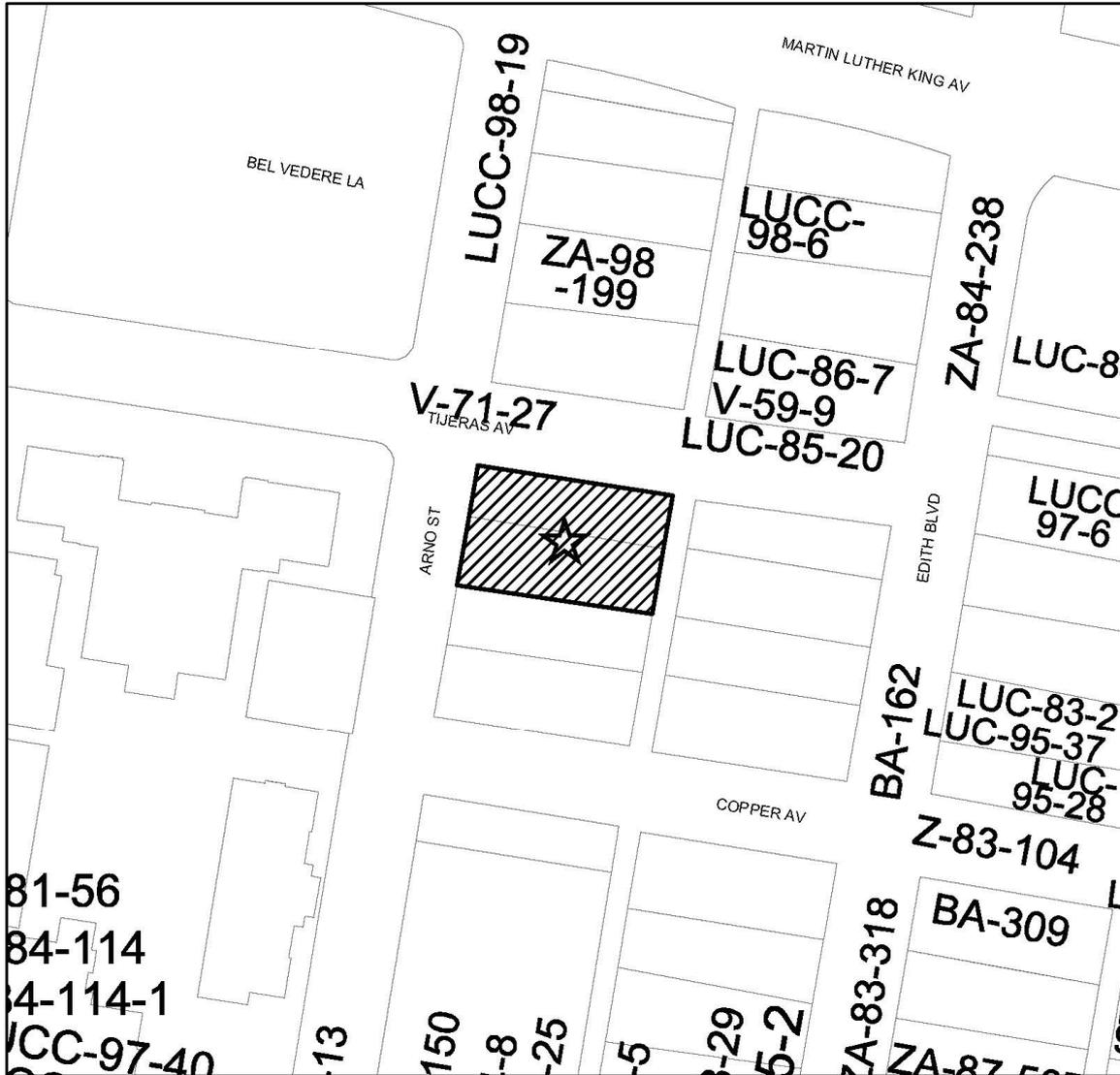
Note: Gray shading indicates County.

- Key to Land Use Abbreviations**
- LDRES | Low-density Residential
 - MULT | Multi-family
 - COMM | Commercial Retail
 - CMSV | Commercial Services
 - OFC | Office
 - IND | Industrial
 - INSMED | Institutional / Medical
 - ED | Educational
 - APRT | Airport
 - TRANS | Transportation
 - AGRI | Agriculture
 - PARK | Parks and Open Space
 - DRNG | Drainage
 - VAC | Vacant
 - UTIL | Utilities
 - CMTY | Community
 - KAFB | Kirtland Air Force Base



1 inch = 100 feet

Hearing Date:
 6/13/2019
 Project Number:
 PR-2019-002354 (1003827)
 Case Numbers:
 RZ-2019-00025
 Zone Map Page:
 K-14

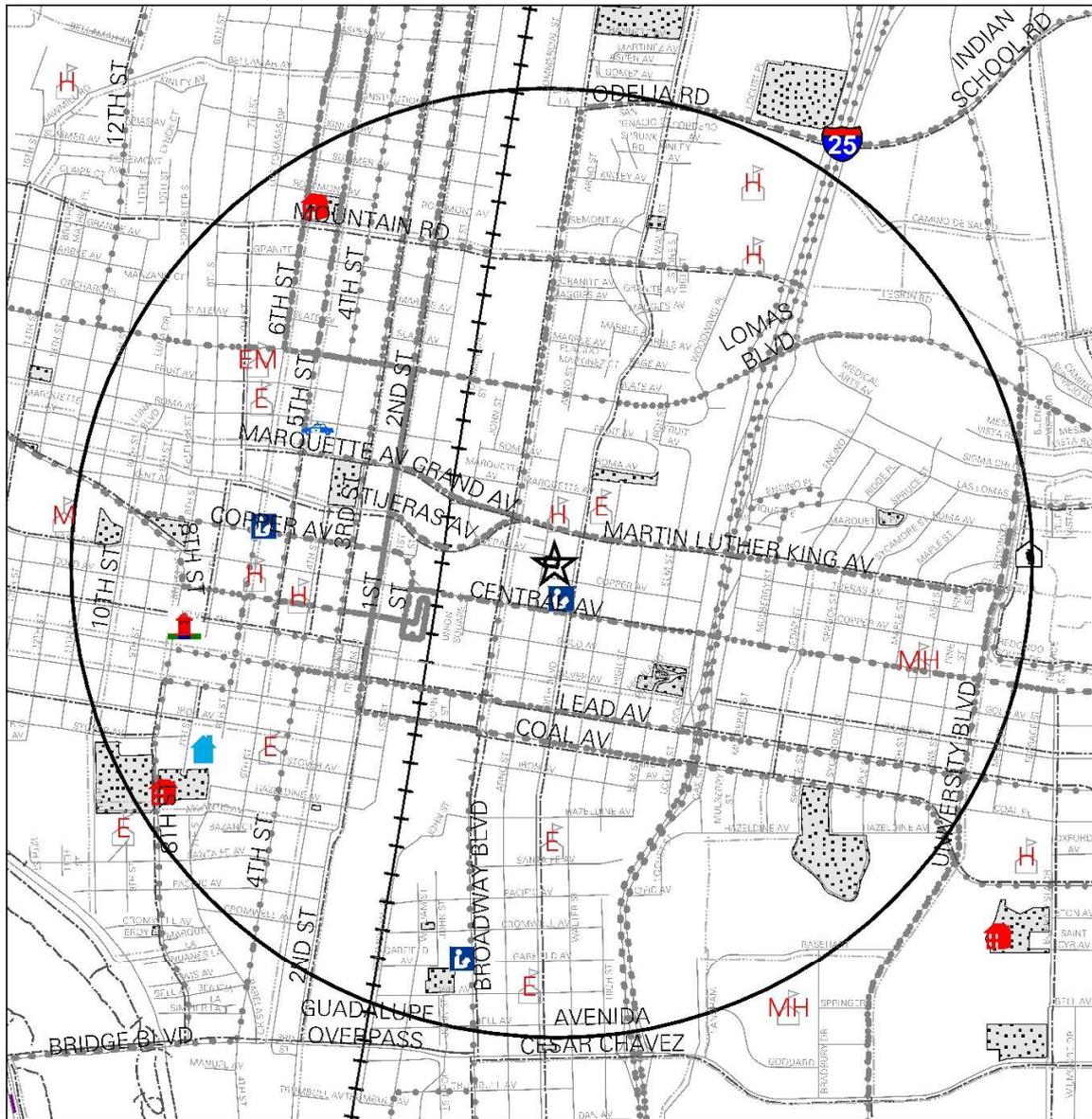


HISTORY MAP

Note: Gray shading indicates County.

A north arrow with the AGIS logo is positioned at the top. Below it, the scale is given as 1 inch = 100 feet. The project information is listed as follows:

- Hearing Date: 6/13/2019
- Project Number: PR-2019-002354 (1003827)
- Case Numbers: RZ-2019-00025
- Zone Map Page: K-14



Public Facilities Map with One-Mile Buffer

- | | | | |
|----------------------|-------------|--------------------------|-----------------------------|
| Community Center | Fire | Public Schools | Landfill Buffer (1000-feet) |
| Multi-Service Center | Police | Proposed Bike Facilities | Landfill 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: PR-2019-002354 (1003827)

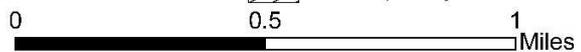


Table of Contents

I. Introduction.....	9
II. Analysis of City Plans and Ordinances.....	11
III. Zone Map Amendment (Zone Change)	19
IV. Agency & Neighborhood Concerns.....	25
V. Conclusion	25
Findings, Zoning Map Amendment (Zone Change).....	26
Recommendation	32
Appendix	

I. Introduction

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	R-1B	Area of Change	Townhouse and low-density multi-family buildings, as well as civic and institutional uses to serve the surrounding residential area
<i>North</i>	R-ML	Area of Change	Single-family residential, townhouse, office, and commercial services
<i>South</i>	R-1B, R-ML, and PD	Area of Change	Townhouse, multi-family residential, library, commercial retail and services, and parking garage
<i>East</i>	R-1B	Area of Change	Single-family residential, duplex, and townhouse
<i>West</i>	PD	Area of Change	Multi-family residential, office, commercial retail and services

Proposal

This is a request for a Zone Map Amendment (Zone Change) on behalf of EDO Properties LLC. The subject site is located at 210 & 214 Arno St. NE, between Copper Ave. NE and Tijeras Ave. NE. The subject site is comprised of two lots legally described as Lots 10 and 11, Block 12, Hunings Highland Addition. Lot 10, which is located on the corner of Arno and Tijeras, contains a recently renovated historic building that has been used for a variety of commercial and residential uses over the years dating back to 1908. Lot 11, located to the south of Lot 10, is currently vacant. Combined, the two lots total 0.302 acres.

The subject site is currently zoned R-1B (Single-Family Medium Lot). The request is for a Zone Map Amendment (Zone Change) to rezone the property from R-1B (Single-Family Medium Lot) to MX-L (Mixed-Use Low Intensity). The Applicant is requesting a change from the existing R-1B to MX-L to allow for non-residential uses such as a bakery, deli or coffee shop on the subject site.

EPC Role

The EPC is hearing this case because the IDO gives the EPC authority to hear all zone change cases in the City pursuant to Section 6-7(F) Zoning Map Amendment. The EPC is the final decision-making body unless the decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to City Council. The City Council would make the final administrative decision. This request is a quasi-judicial matter.

History/Background

The historic building on the subject site, known as the “Auge Store” after its first owners, has had many different uses over the years. Constructed in 1908, it was originally used as a grocer, meat market, and butcher shop. Records indicate it housed a café in the 1920s and again was a grocery in the 1940s. In the 1960s into the 1970s the property was home to “Gilbert’s Lunch Counter” and “Gilbert’s,” a restaurant owned by Gilbert Caffo. Finally, after being vacant for a few years it was most recently used as multiple townhouse-style residences. A summary of Albuquerque City Directories and a New Mexico historic building inventory for the site are included in the Appendix. Also included are Certificates of Appropriateness from 2010 and 2017 that are associated with this address. (LUCC 1003827)

Context

The area surrounding the subject site contains a variety of residential and commercial uses, including some mixed-use developments with both types on the same lot or within the same building. There are single-family houses, townhouses, and multi-family residential along with offices, retail, and service uses, including a co-working space, two salons, and numerous restaurants along Central Avenue. Additionally, Innovate ABQ is building out at the northwest corner of Central and Broadway just to the southwest of the subject site along with a new hotel at the southwest corner of that same intersection.

Roadway System

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role.

- Arno St. NE is classified as a local street.
- Broadway, north of Central Ave., south of Martin Luther King Ave., (also Dr. Martin Luther King Jr. Ave. NE):
 - is classified as a principal arterial.
 - Martin Luther King Ave., East of Broadway and west of Locust, is classified as a principal arterial.
 - The MRCOG’s 2040 Limited Access Facilities Map does not show adjacent roadways as an interstate freeways or as having limited access.

Comprehensive Plan Corridor Designation

Central Avenue, two blocks south of the subject site, is designated as a Major Transit Corridor and Premium Transit Corridor, as well as a Main Street Corridor. Broadway Boulevard, one block west of the subject site, is also designated as a Main Street Corridor in the Comprehensive Plan.

Trails/Bikeways

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed trails.

- The LRBS shows an Existing Bicycle Lane on Martin Luther King Ave. and is also part of the 50-Mile Activity Loop.
- The LRBS shows a Proposed Bicycle Lane on Broadway.
- Arno is a local street (not a Bicycle Lane or Bicycle Route).

Parking

The main rear residential unit has access to the existing garage to satisfy its parking needs. The rest of the building has relied on street parking in the past and will continue to do so for the time being. There is also a public parking structure located one block to the south of the site available to those who choose to use it. Most importantly, as a pre-1965 historic building, the site is exempt from minimum off-street parking requirements per IDO Section 14-16-5-5(B)(2)(b) except for those required for ADA compliance.

Transit

The subject site is near to Central Avenue Main Street and Premium Transit Corridors; also proximate to routes on Martin Luther King Ave.

The Fixed Route 66 and Rapid Ride 766 and 777 routes run on Central Avenue. Fixed Routes 50 and 16, as well as Commuter Routes 12 and 92 all provide service to the University along Martin Luther King Ave. When it begins operation the nearest ART station (ART routes 766 and 777) will be 1200 feet walking at distance at Walter and Central.

Public Facilities/Community Services

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

II. Analysis of City Plans and Ordinances

Integrated Development Ordinance (IDO)

The application for this request was submitted subsequent to the effective date on May 17, 2018 of the Integrated Development Ordinance, which replaced the City's Zoning Code, and is therefore subject to its regulations.

Pre-IDO Zoning

SU-2 MR (Mixed Residential)

Existing Post-IDO Zoning

R-1B (Single-Family - Medium Lot)

Proposed Zoning

MX-L (Mixed-Use Low Intensity)

The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family residential dwellings, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors.

The proposed uses in the MX-L zone are compatible with the surrounding area and uses, as evidenced by the large amount of MX-L zoning in the neighborhood.

IDO Zoning Comparison: R-1B vs. MX-L		
Use	R-1B	MX-L
Dwelling, single-family detached	P	-
Dwelling, cluster/cottage development	P	-
Dwelling, townhouse	-	P
Dwelling, live-work	-	P
Dwelling, multi-family	-	P
Community residential facility, medium or large	-	P
Group home, small or medium	-	P
Adult or child day care facility	-	P
Museum or art gallery	-	P
Veterinary hospital and Other pet services	-	P
Restaurant	-	P
Bank	-	P
Club or event facility	-	P
Commercial services	-	P
Medical or dental clinic	-	P
Office	-	P
Personal and business services, small	-	P
Bakery goods or confectionary shop	-	P
General retail, small	-	P
Liquor retail	-	A

Artisan manufacturing	-	P
Mobile vending cart	-	A
Outdoor dining area	-	A
Other use accessory to non-residential primary use	-	A

Staff had some concerns about the proposed MX-L zoning. There was a thought that MX-T zoning might be more appropriate. The applicant made the following comments in response to staff concerns:

1. *The uses need to be evaluated in the context of the existing historic building on the property that has recently been renovated at considerable expense by the property owner.*
2. *The changes to the building, and any future changes, require approval by the City's Landmarks Commission.*
3. *Demolition would also require City review and approval, which based on the nature and character of the building, would likely be opposed by City staff and the Landmarks Commission.*
4. *Based on the existing building and the IDO requirements, many of the MX-L uses that raise concerns would not be feasible as a practical matter.*
 - a. *The existing building is approximately 3,700 square feet,*
 - b. *Veterinary clinics, while not large buildings are typically 4,500 s.f. to 6,000 s.f. on the small side,*
 - c. *Liquor sales are only permitted as an accessory use to a grocery store in mapped areas and this is not a mapped area so it is prohibited, and*
 - d. *A group home, other than small, wouldn't fit within the existing building and this parcel is within the buffer from an existing facility, so it is also prohibited.*
5. *The following uses, which are likely and appropriate, would not be permitted in the MX-T zone:*
 - a. *Restaurant – Permissive in MX-L and Conditional in MX-T*
 - b. *Bakery or confectionary shop – Permissive in MX-L and Conditional Vacant in MX-T*
 - c. *Artisan manufacturing – Permissive in MX-L and Conditional in MX-T*
 - d. *Outdoor dining – Permissive in MX-L and Conditional in MX-T*

In order for the applicant to put in a bakery or confectionary shop, the use is allowed as Permissive in MX-L and Conditional Vacant in MX-T, which would require that the building be vacant for five years before improvements can be done.

Staff understands the rationale that the property is too small for a veterinary clinic, liquor sales or a group home, as mentioned above and that the desired uses which are likely and appropriate would be permitted in the MX-L zone.

Historic Protection Overlay

The Applicant has thoughtfully renovated the existing building on the subject site. The site is within the Huning Highland Historic Protection Overlay Zone HPO-4, and the building is considered a significant structure within that historic district. The renovation included opening large windows in the corner space that reflect the previous commercial use of the building, which were long blocked off after it was converted to residential use. Along with the planting of street trees, the work done to the structure has significantly improved the look and feel of this intersection and the neighborhood. Included in the Appendix are two maps from the Huning Highland Sector Development Plan (now part of the Comprehensive Plan, Appendix D) documenting the site as a commercial land use and the building's status as significant to the historic district.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

Note: Relevant Goals and policies are listed below. *Staff analysis follows in bold italics.*

The subject site is located in an **Area of Change** as designated by the Comprehensive Plan which has policies to protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space. Applicable Goals and policies are as follows:

ABC Comprehensive Plan Goals and Policies

Chapter 4: Community Identity

POLICY 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request furthers Policy 4.1.2 because it will allow for the appropriate type and scale of uses to utilize this historic structure. Commercial uses will also take advantage of the unique character of the building design, which includes a space with high ceilings, large windows, and an entrance immediately onto the sidewalk at the street corner.

POLICY 4.1.3 Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

The request furthers Policy 4.1.3 because a small-scale commercial use of the subject site would help protect the character of the historic building, as well as enhance the Huning Highland and East Downtown areas with another walkable local business. Such a business would contribute to the distinct identity and sense of place of this area of Albuquerque that already includes Old Albuquerque High

School, the Special Collections Library, and Downtown Historic Bed and Breakfast, among other special places.

POLICY 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

The request furthers Policy 4.1.4 because it will protect stable, thriving residential neighborhoods and preserves the neighborhood by enhancing and protecting the historic building.

Chapter 5: Land Use

GOAL 5.1 Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

POLICY 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The request furthers Goal 5.1 and related policies by capturing new, small-scale commercial growth in an Area of Change within two different Main Street Corridor areas with access to high-quality transit. Allowing for redevelopment and reuse of the existing building with a mix of low-intensity uses will promote new opportunities to live, work, and shop in a walkable neighborhood.

POLICY 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The request furthers Policy 5.1.2 because the subject site is located within multiple designated Corridor areas, as well as being within an Area of Change, so a zone change to a more intense mixed-use zone is appropriate for this location, thus furthering this policy.

POLICY 5.1.8 Premium Transit Corridors: Foster corridors that prioritize high-capacity, high-frequency transit service, with mixed-use, transit-oriented development within walking distance of transit stations.

The request furthers Policy 5.1.8 because the proposed zone change will bring the existing multi-unit residential use of the property out of nonconformance. While proposing a small commercial business is the primary driver for this request, the existing building has the flexibility to continue to house multiple residences as well. The site is within ¼ mile of an Albuquerque Rapid Transit station area on Central Avenue, so allowing for multi-family residential in addition to small, neighborhood-scale commercial uses furthers this policy.

POLICY 5.1.9 Main Streets: Promote Main Streets that are lively, highly walkable streets lined with neighborhood-oriented businesses.

*The request **furthers** Policy 5.1.9 because in renovating the existing building, the applicant planted numerous trees between the sidewalk and the street. The zone change for low-intensity mixed-uses will allow for new neighborhood-oriented business, which along with the landscaping improvements will create an exceptionally safe and comfortable pedestrian environment, thus furthering this policy.*

POLICY 5.1.10 Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.

*The request **furthers** Policy 5.1.10 because Central Avenue is a Major Transit Corridor, in addition to a Premium Transit Corridor. By allowing for multi-family residential and townhouses, which are currently nonconforming uses of the property, the zone change is encouraging higher density residential within ¼ mile of multiple transit stops on Central. Additionally, the applicant is proposing to utilize the site, which is located near the major Central and Broadway intersection, for mixed-use development in support of this policy.*

GOAL 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

POLICY 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

*The request **furthers** Goal 5.2 and related policies by allowing low-intensity uses near the edge of a neighborhood where residents can easily walk to the new proposed commercial use. In addition to walking, the site is easily accessible via bicycle because of nearby bike lanes on Martin Luther King Ave. and Central Ave, as well as a bike route on Edith Boulevard.*

GOAL 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

POLICY 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

*The request **furthers** Goal 5.3 and related policies because the change will support reuse of the existing building and potential other development on the rest of the property, which is in Central Albuquerque with access to all necessary services, infrastructure, and public facilities.*

GOAL 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

POLICY 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request furthers Goal 5.6 and related policies by directing more intense growth to a site designated within an Area of Change. Allowing small-scale commercial uses in addition to residential uses on the subject site will expand employment opportunities in an area with adequate infrastructure and a very highly connected street grid. Mixed-use of the subject site will support transit along Central Avenue and other commercial uses in the vicinity.

POLICY 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

The request furthers Policy 5.6.4 by requesting a low-intensity zone district for the subject site. The proposed zone is the appropriate level of intensity for its location on the edge of a neighborhood and across the alley from lots that are designated an Area of Consistency by the Comprehensive Plan. The requested zone is limited in height and uses, and the Integrated Development Ordinance further limits development or imposes certain standards on development in such a location next to low-density residential. All of this combined with the Historic Protection Overlay standards will protect the character and integrity of the existing adjacent residential areas.

Chapter 7: Urban Design

GOAL 7.1 Streetscapes & Development Form: Design streetscapes and development form to create a range of environments and experiences for residents and visitors.

GOAL 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

POLICY 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.

POLICY 7.2.2 Walkable Places: Promote high-quality pedestrian-oriented neighborhoods and districts as the essential building blocks of a sustainable region.

The request furthers Goals 7.1 and 7.2 and related policies because the existing building addresses the sidewalk with a zero setback and entrance on the corner, and the applicant has installed landscaping and street trees. Adding a small coffee shop, bakery, or similar use will properly utilize these design features and promote walkability and activity at this intersection and neighborhood, which is in an urban context. Allowing this commercial or mixed-use furthers these goals and policies because those uses will take advantage of such design features as opposed to the previous residential-only use that had little interaction with the street corner.

GOAL 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

POLICY 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The request furthers Goal 7.3 and related policies by utilizing a historic commercial and mixed-use building that is neighborhood-scale and has been renovated to be consistent with the historic context and neighborhood character.

Chapter 8: Economic Development

GOAL 8.1 Placemaking: Create places where business and talent will stay and thrive.

POLICY 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

The request furthers Goal 8.1 and related policies by allowing further investment in a location that is within multiple Comprehensive Plan-designated Corridors that will be a great location for a small business, thus promoting entrepreneurship, employment opportunities, and a range of possible salary levels.

Chapter 11: Heritage Conservation

GOAL 11.2 Historic Assets: Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.

POLICY 11.2.2 Historic Registration: Promote the preservation of historic buildings and districts determined to be of significant local, State, and/or National historical interest.

The request furthers Goal 11.2 and related policies because it will allow for commercial uses to take place in a historically commercial and mixed-use building. As a significant building in the Huning Highland historic district, preserving and enhancing the existing building is a priority. To properly utilize the renovated building with its high ceilings, large windows, and direct access to the sidewalk at the street corner, a commercial use is the best use. Recognizing this historic building as a vital element of the community, this zone change will encourage further reuse and reinvestment in the subject property.

III. Zone Map Amendment (Zone Change)

JUSTIFICATION

Integrated Development Ordinance (IDO) 6-7(F)(3)-Review and Decision Criteria for Zone Map Amendments

Note: *Applicant's Justification is shown in indented italics, Staff's Analysis follows in indented bold text.*

Requirements

The review and decision criteria outline policies and requirements for deciding zone change applications. The applicant must provide sound justification for the proposed change and demonstrate that several tests have been met. The burden is on the applicant to show why a change should be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: 1) there was an error when the existing zone district was applied to the property; or 2) there has been a significant change in neighborhood or community conditions affecting the site; or 3) a different zone district is more advantageous to the community as articulated by the Comprehensive Plan or other, applicable City plans.

Justification & Analysis

The zone change justification letter analyzed here, received on April 24, 2019 is a response to the request for a revised justification (see attachment). There was an updated justification letter sent on May 15, 2019. The justification letter is included in the Appendix.

The subject site is zoned R-1B (Single-Family Medium Lot). The request is for a Zone Map Amendment to rezone the property from R-1B (Single-Family Medium Lot) to MX-L (Mixed-Use Low Intensity). The Applicant is requesting a change from the existing R-1B to MX-L to allow for non-residential uses such as a bakery, deli or coffee shop on the subject site.

The applicant believes that the proposed zone map amendment (zone change) meets the zone change decision criteria [14-16-6-7(F)(3)] as elaborated in the justification letter. The citation is from the IDO.

- A. Criterion A. 6-7(F)(3)(a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

The proposed zone change is consistent with the health, safety, and general welfare of the City, and will further a preponderance the applicable policies of the Comprehensive Plan as shown in the policy analysis of this letter. A summary of the goals and policies furthered by this request are listed below:

Applicable citations: Policy 4.1.2 Identity and Design; Policy 4.1.3 Placemaking; Policy 4.1.4 Neighborhoods; Goal 5.1 Centers and Corridors; Policy 5.1.1 Desired Growth; Policy 5.1.2 Development Areas; Policy 5.1.8 Premium Transit Corridors; Policy 5.1.9 Main Streets; Policy 5.1.10 Major Transit Corridors; Goal 5.2. Complete Communities; Policy 5.2.1 Land Uses; Goal 5.3 Efficient Development Patterns; Policy 5.3.1 Infill Development; Goal 5.6 City Development Areas; Policy 5.6.2 Areas of Change; Policy 5.6.4 Appropriate Transitions; Goal 7.1 Streetscapes & Development Form; Goal 7.2 Pedestrian-Accessible Design; Policy 7.2.1 Walkability; Policy 7.2.2 Walkable Places; Goal 7.3 Sense of Place; Policy 7.3.4 Infill; Goal 8.1 Placemaking; Policy 8.1.1 Diverse Places; Goal 11.2 Historic Assets; Policy 11.2.2 Historic Registration

Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and Policies (and other plans if applicable) and does not significantly conflict with them. The applicant has adequately demonstrated, in his policy-based response, that the request would be consistent with the City's health, safety, morals and general welfare. The response to Criterion A is sufficient.

- B. **Criterion B.** 6-7(F)(3)(b) If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

The subject site is located wholly in an Area of Change, so this criterion does not apply.

Staff concurs. The response to Criterion B is sufficient.

- C. **Criterion C.** 6-7(F)(3)(c) If the proposed amendment is located wholly in an **Area of Change** (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

The subject property is wholly located in an Area of Change and furthers the Goals of the Comp Plan and strengthens the community by providing a variety of market-rate housing types, allowing for further development of transportation corridors, and assists the City in providing employment, shopping and commercial activity. Criteria 1 and 2 do not apply.

Criteria 3 is accomplished and met by the following: The existing zoning is not appropriate for this site because a different zone district is more advantageous to the community as articulated by the Comprehensive Plan. Changing the zoning from R-1B to MX-L would further applicable policies as described below, including historic preservation, infill development, and mixed uses that support Major Transit, Premium Transit, and Main Street Corridors.

The zone change to MX-L would be more advantageous to the community than the current zoning (R-1B) because the request furthers a preponderance of applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with it, as shown in the applicant's policy analysis in the response to Criterion A. The response to Criterion C is sufficient.

- D. Criterion D. 6-7(F)(3)(d) The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

None of the permissive uses in the MX-L zone will be harmful to the adjacent property, neighborhood, or community. The following table provides a comparison of the most-relevant uses from the R-1B and MX-L zones. New uses chosen to show from the MX-L zone are limited those uses that are permissive and would not need to come back for Conditional Use approval later.

The proposed uses in the MX-L zone are compatible with the surrounding area and uses, as evidenced by the large amount of MX-L zoning in the neighborhood.

IDO Zoning Comparison: R-1B vs. MX-L		
Use	R-1B	MX-L
Dwelling, single-family detached	P	-
Dwelling, cluster/cottage development	P	-
Dwelling, townhouse	-	P
Dwelling, live-work	-	P
Dwelling, multi-family	-	P
Community residential facility, medium or large	-	P
Group home, small or medium	-	P
Adult or child day care facility	-	P
Museum or art gallery	-	P
Veterinary hospital and Other pet services	-	P
Restaurant	-	P
Bank	-	P
Club or event facility	-	P
Commercial services	-	P
Medical or dental clinic	-	P
Office	-	P
Personal and business services, small	-	P
Bakery goods or confectionary shop	-	P
General retail, small	-	P
Liquor retail	-	A
Artisan manufacturing	-	P
Mobile vending cart	-	A
Outdoor dining area	-	A
Other use accessory to non-residential primary use	-	A

From this list of uses, the intent of the applicant with this zone change is to obtain dwellings, townhouse and multi-family that are currently nonconforming uses of the property, as well as restaurant and bakery goods or confectionary shop. Other uses may

be considered, but as this list indicates most of these uses are very low-intensity. In addition, some uses of the MX-L zone are not relevant because of the small size and configuration of the property and the existing historic building. The Integrated Development Ordinance also includes use-specific standards to further regulate certain uses such as size limitations, distance separations, or additional screening requirements. These use-specific standards along with the Historic Protection Overlay zone requirements and review process involving the Landmarks Commission will ensure that any use from the MX-L zone proposed for the site will not be harmful to the adjacent property, neighborhood, or community.

The applicant has demonstrated that the requested MX-L includes fewer permissive uses than the R-1B zone, which allows a variety of neighborhood commercial uses (see applicant's table of uses in the justification letter). The response to Criterion D is sufficient.

E. Criterion E. 6-7(F)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:

1. Have adequate capacity to serve the development made possible by the change of zone.
2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City approved Development Agreement between the City and the applicant.

The proposed zone change will not require major and unprogrammed capital expenditures by the City. This is an existing built property that the applicant desires to reuse for commercial purposes much like it historically has. It is surrounded by existing infrastructure including roadways, water, sewer, and storm water facilities that can serve the project.

The applicant refers to sub-criterion 1, that the subject site has adequate infrastructure capacity to serve development that the request would make possible. The response to Criterion E is sufficient.

F. Criterion F. 6-7(F)(3)(f) The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

The property is within multiple designated Comprehensive Plan Corridor areas, but it is not located directly on the major streets themselves. Its location within these

Corridors or near these streets is not the sole justification for the zone change. Instead, the request is based on being more advantageous to the community as it furthers a preponderance of applicable Comprehensive Plan policies for land use, infill development, urban design, placemaking, and historic preservation.

The subject site's location is on Arno St. NE and is classified as a local street. The justification is based on the request furthering a preponderance of applicable Comprehensive Plan policies as demonstrated in the response to Criterion A. The response to Criterion F is sufficient.

- G. Criterion G. 6-7(F)(3)(g) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

The cost of land or other economic considerations are not the determining factor for this zone change request. However, taking advantage of the significant investment into the restoration of the historic commercial and mixed-use building is a positive step for the neighborhood and community that is furthered by this request.

Economic considerations are a factor, but the applicant's justification is not completely or predominantly on the cost of land or economic considerations. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan policies. The response to Criterion G is sufficient.

- H. Criterion H. 6-7(F)(3)(h) The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

The subject site is just 0.302 acres in size and the request is for a zone district different than all the adjacent zones, so it is considered a spot zone. However, the request is a justifiable spot zone because it clearly facilitates implementation of the ABC Comp Plan as shown in this justification letter. The nature of the structure already on the premises also makes it unsuitable for the uses allowed by the existing R-1B zone and the other surrounding zones. As a historic commercial and mixed-use building, it is best used for commercial and mixed-use purposes as explained in this letter, so the

MX-L zone is most appropriate for the property and matches other properties in the neighborhood even though they are not adjacent to the subject site.

The request would result in a spot zone because it would function as a transition zone for the surrounding neighborhoods and properties. The applicant has demonstrated, in a policy-based analysis, that the request would clearly facilitate implementation of the Comprehensive Plan and that sub-criteria 1 applies. The response to Criterion H is sufficient.

Staff concludes that the applicant has adequately justified the proposed zone change from R-1B to MX-L. The applicant's policy-based analysis shows that the request furthers a preponderance of applicable Goals and policies in the Comprehensive Plan and does not conflict with them. Though a spot zone would be created, it would be a justifiable spot zone because the request would clearly facilitate implementation of the Comprehensive Plan.

IV. Agency & Neighborhood Concerns

Reviewing Agencies

City departments and other interested agencies reviewed this application prior to the EPC Hearing. Few agency comments were received and none were adverse to the request. Refer to the agency comments at the end of the staff report.

Neighborhood/Public

Prior to application, the applicants reached out to the EDo Neighborhood Association, Huning Highland Historic District Association and properties within the 100 foot property owner buffer. A neighborhood meeting was held on Tuesday, April 16, 2019. The meeting minutes are included in the submittal packet. On April 8, a letter of support was received from EDo Neighborhood Association. There has been no opposition to this correspondence. All correspondence is included in submittal packet.

V. Conclusion

The request is for a zone map amendment for an approximately 0.302 acre site on 210 & 214 Arno St. NE, between Copper Ave. NE and Tijeras Ave. NE.

The Applicant is requesting a zone change from the existing R-1B (Single-Family Medium Lot) to MX-L (Mixed-Use Low Intensity) zoning to allow for non-residential uses such as a bakery, deli, or coffee shop on the subject site.

A neighborhood meeting was held on Tuesday, April 16, 2019. The meeting minutes are included in the appendix. No concerns were noted.

The subject site is in an Area of Change as designated by the Comprehensive Plan. The zone change has been adequately justified pursuant to the IDO's criteria for zone map amendments.

There is no known opposition. ***Staff recommends approval.***

Findings, Zoning Map Amendment (Zone Change)

Project #: 2019-002354, RZ-2019-00025

1. The request is for a zone map amendment for an approximately 0.302 acre site on 210 & 214 Arno St. NE, between Copper Ave. NE and Tijeras Ave. NE.
2. The subject site is zoned R-1B (Single-Family Medium Lot). The Applicant is requesting a change from the existing R-1B to MX-L (Mixed-Use Low Intensity) zoning to allow for non-residential uses such as a bakery, deli, or coffee shop on the subject site.
3. The subject site is in an area that the Comprehensive Plan has designated an Area of Change. Central Avenue is two blocks south of the subject site and is designated as a Major Transit Corridor and Premium Transit Corridor, as well as a Main Street Corridor. Broadway Boulevard, one block west of the subject site, is also designated as a Main Street Corridor in the Comprehensive Plan. The site is within the Huning Highland Historic Protection Overlay Zone HPO-4, and the building is considered a significant structure within that historic district.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
5. The request furthers the following applicable Goal and policies in Comprehensive Plan Chapter 4: Community Identity:
 - a. POLICY 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request furthers Policy 4.1.2 because it will allow for the appropriate type and scale of uses to utilize this historic structure. Commercial uses will also take advantage of the unique character of the building design, which includes a space with high ceilings, large windows, and an entrance immediately onto the sidewalk at the street corner.
 - b. POLICY 4.1.3 Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

The request furthers Policy 4.1.3 because a small-scale commercial use of the subject site would help protect the character of the historic building, as well as enhance the Huning Highland and East Downtown areas with another walkable local business. Such a business would contribute to the distinct identity and sense of place of this area of Albuquerque that already includes Old Albuquerque High School, the Special Collections Library, and Downtown Historic Bed and Breakfast, among other special places.

- c. POLICY 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

The request furthers Policy 4.1.4 because it will protect stable, thriving residential neighborhoods and preserves the neighborhood by enhancing and protecting the historic building.

6. The request furthers the following, applicable Goal and policies in Comprehensive Plan Chapter 5: Land Use:

- a. GOAL 5.1 Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

- b. POLICY 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The request furthers Goal 5.1 and related policies by capturing new, small-scale commercial growth in an Area of Change within two different Main Street Corridor areas with access to high-quality transit. Allowing for redevelopment and reuse of the existing building with a mix of low-intensity uses will promote new opportunities to live, work, and shop in a walkable neighborhood.

- c. POLICY 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The request furthers Policy 5.1.2 because the subject site is located within multiple designated Corridor areas, as well as being within an Area of Change, so a zone change to a more intense mixed-use zone is appropriate for this location, thus furthering this policy.

- d. POLICY 5.1.8 Premium Transit Corridors: Foster corridors that prioritize high-capacity, high-frequency transit service, with mixed-use, transit-oriented development within walking distance of transit stations.

The request furthers Policy 5.1.8 because the proposed zone change will bring the existing multi-unit residential use of the property out of nonconformance. While proposing a small commercial business is the primary driver for this request, the existing building has the flexibility to continue to house multiple residences as well. The site is within ¼ mile of an Albuquerque Rapid Transit station area on Central Avenue, so allowing for multi-family residential in addition to small, neighborhood-scale commercial uses furthers this policy.

- e. POLICY 5.1.9 Main Streets: Promote Main Streets that are lively, highly walkable streets lined with neighborhood-oriented businesses.

The request furthers Policy 5.1.9 because in renovating the existing building, the applicant planted numerous trees between the sidewalk and the street. The zone change for low-intensity mixed-uses will allow for new neighborhood-oriented business, which along with the landscaping improvements will create an exceptionally safe and comfortable pedestrian environment, thus furthering this policy.

- f. POLICY 5.1.10 Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.

The request furthers Policy 5.1.10 because Central Avenue is a Major Transit Corridor, in addition to a Premium Transit Corridor. By allowing for multi-family residential and townhouses, which are currently nonconforming uses of the property, the zone change is encouraging higher density residential within ¼ mile of multiple transit stops on Central. Additionally, the applicant is proposing to utilize the site, which is located near the major Central and Broadway intersection, for mixed-use development in support of this policy.

- g. GOAL 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.
- h. POLICY 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request furthers Goal 5.2 and related policies by allowing low-intensity uses near the edge of a neighborhood where residents can easily walk to the new proposed commercial use. In addition to walking, the site is easily accessible via bicycle because of nearby bike lanes on Martin Luther King Ave. and Central Ave, as well as a bike route on Edith Boulevard.

- i. GOAL 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.
- j. POLICY 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request furthers Goal 5.3 and related policies because the change will support reuse of the existing building and potential other development on the rest of the property, which is in Central Albuquerque with access to all necessary services, infrastructure, and public facilities.

- k. GOAL 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.
- l. POLICY 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request furthers Goal 5.6 and related policies by directing more intense growth to a site designated within an Area of Change. Allowing small-scale commercial uses in addition to residential uses on the subject site will expand employment opportunities in an area with adequate infrastructure and a very highly connected street grid. Mixed-use of the subject site will support transit along Central Avenue and other commercial uses in the vicinity.

- m. POLICY 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

The request furthers Policy 5.6.4 by requesting a low-intensity zone district for the subject site. The proposed zone is the appropriate level of intensity for its location on the edge of a neighborhood and across the alley from lots that are designated an Area of Consistency by the Comprehensive Plan. The requested zone is limited in height and uses, and the Integrated Development Ordinance further limits development or imposes certain standards on development in such a location next to low-density residential. All of this combined with the Historic Protection Overlay standards will protect the character and integrity of the existing adjacent residential areas.

- 7. The request furthers the following, applicable Goal and policies in Comprehensive Plan Chapter 7: Urban Design:

- a. GOAL 7.1 Streetscapes & Development Form: Design streetscapes and development form to create a range of environments and experiences for residents and visitors.
- b. GOAL 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.
- c. POLICY 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.
- d. POLICY 7.2.2 Walkable Places: Promote high-quality pedestrian-oriented neighborhoods and districts as the essential building blocks of a sustainable region.

The request furthers Goals 7.1 and 7.2 and related policies because the existing building addresses the sidewalk with a zero setback and entrance on the corner, and the applicant has installed landscaping and street trees. Adding a small coffee shop, bakery, or similar use will properly utilize these design features and promote walkability and activity at this intersection and neighborhood, which is in an urban context. Allowing this commercial or mixed-use furthers these goals and policies because those uses will take advantage of such design features as opposed to the previous residential-only use that had little interaction with the street corner.

- e. GOAL 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

- f. POLICY 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The request furthers Goal 7.3 and related policies by utilizing a historic commercial and mixed-use building that is neighborhood-scale and has been renovated to be consistent with the historic context and neighborhood character.

- 8. The request furthers the following, applicable Goal and policies in Comprehensive Plan Chapter 8: Economic Development:

- a. GOAL 8.1 Placemaking: Create places where business and talent will stay and thrive.
- b. POLICY 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

The request furthers Goal 8.1 and related policies by allowing further investment in a location that is within multiple Comprehensive Plan-designated Corridors that will be a great location for a small business, thus promoting entrepreneurship, employment opportunities, and a range of possible salary levels.

- 9. The request furthers the following, applicable Goal and policies in Comprehensive Plan Chapter 11: Heritage Conservation:

- a. GOAL 11.2 Historic Assets: Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.
- b. POLICY 11.2.2 Historic Registration: Promote the preservation of historic buildings and districts determined to be of significant local, State, and/or National historical interest.

The request furthers Goal 11.2 and related policies because it will allow for commercial uses to take place in a historically commercial and mixed-use building. As a significant building in the Huning Highland historic district, preserving and enhancing the existing building is a priority. To properly utilize the renovated building with its high ceilings, large windows, and direct access to the sidewalk at the street corner, a commercial use is the best use. Recognizing this historic building as a vital element of the community, this zone change will encourage further reuse and reinvestment in the subject property.

10. Pursuant to section 14-16-6-7(F)(3) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria".
- A. Criterion A: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and Policies (and other plans if applicable) and does not significantly conflict with them. The applicant has adequately demonstrated, in his policy-based response, that the request would be consistent with the City's health, safety, morals and general welfare.
 - B. Criterion B: This criterion does not apply because the subject site is not located in an Area of Consistency, either wholly or in part.
 - C. Criterion C: The zone change to MX-L would be more advantageous to the community than the current zoning (R-1B) because the request furthers a preponderance of applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with it, as shown in the applicant's policy analysis in the response to Criterion A. The request furthers several policies with respect to community identity and land use.
 - D. Criterion D: The applicant has demonstrated that the requested MX-L includes fewer permissive uses than the R-1B zone, which allows a variety of neighborhood commercial uses (see applicant's table of uses in the justification letter).
 - E. Criterion E: The applicant refers to sub-criterion 1, that the subject site has adequate infrastructure capacity to serve development that the request would make possible.
 - F. Criterion F: The subject site's location is on Arno St. NE and is classified as a local street. The justification is based on the request furthering a preponderance of applicable Comprehensive Plan policies as demonstrated in the response to Criterion A.
 - G. Criterion G: Economic considerations are a factor, but the applicant's justification is not completely or predominantly on the cost of land or economic considerations. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan policies.
 - H. Criterion H: The request would result in a spot zone because it would function as a transition zone for the surrounding neighborhoods and properties. The applicant has demonstrated, in a policy-based analysis, that the request would clearly facilitate implementation of the Comprehensive Plan and that sub-criteria 1 applies.

11. The applicant met with a representatives of the EDo Neighborhood Association, Huning Highland Historic District Association and properties within the 100 foot property owner buffer. A neighborhood meeting was held on Tuesday, April 16, 2019. The meeting minutes are included in the submittal packet. On April 8, a letter of support was received from EDo Neighborhood Association. There has been no opposition to this correspondence. As of this writing, Staff has not received any comments. There is no known opposition.

12. The applicant will need to coordinate development on the site with PNM.

Recommendation

APPROVAL of Project #: 2019-002354, Case #: RZ-2019-00025, a zone change from R-1B to MX-L for Lots 10 and 11, Block 12, Hunings Highland Addition, an approximately 0.302 acre site located on 210 & 214 Arno St. NE, between Copper Ave. NE and Tijeras Ave. NE, based on the preceding Findings.

***Linda Rumpf
Staff Planner***

Notice of Decision cc list:

List will be finalized subsequent to the EPC hearing on June 13, 2109.

cc: EDO Properties, LLC, 201 Arno St. NE, #404, ABQ, NM 87102

Consensus Planning, Inc., Jim Strozer, 302 8th St., NW, ABQ, NM 87102

Vince DiGregory, EDO NA, Inc., P.O. Box 14616, ABQ, NM 87191

Rob Dickson, EDO NA Inc., P.O. Box 27439, ABQ, NM 87125

Bonnie Anderson, Huning Highland Historic Dist., Assoc., 321 High St. SE, ABQ, NM 87102

Ann Carson, Huning Highland Historic Dist., Assoc., 416 Walter SE, ABQ, NM 87102

Alan Varela, avarela@cabq.gov

AGENCY COMMENTS

PLANNING DEPARTMENT *Long Range Planning*

The site located at 210 & 214 Arno St NE is comprised of approximately 2.7 acres and is currently zoned R-1B. There is PD zoning to the west and south, R-ML to the north, and R-1B to the east. The applicant is requesting a zoning map amendment to MX-L.

The property is located within an Area of Change across the street from an Area of Consistency. The site is within two Main Street corridors – Central Avenue and Broadway Boulevard. Central Avenue is also designated as a Major Transit Corridor. The site is located within HPO-4 Huning Highland. The site would be regulated by development standards in IDO Subsection 3-5(I) in addition to zoning standards for MX-L.

Given policies that encourage the protection of single-family neighborhood character and appropriate transitions between Areas of Change and Areas of Consistency, the EPC will need to carefully consider whether the integrity of the single-family neighborhood intended by the R-1B zoning in this location is still intact to the extent that additional uses and densities allowed by the requested zone and supported by policies for Main Street and Major Transit Corridors are not appropriate.

ABC Comprehensive Plan Policy 4.1.2 Identity and Design: *Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character building design.*

- a) *Maintain and preserve the unique qualities of historic areas.*

ABC Comprehensive Plan Policy 4.1.4 Neighborhoods: *Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.*

- c) *Support improvements that protect stable, thriving residential neighborhoods and enhance their attractiveness.*

ABC Comprehensive Plan Policy 5.1.1 Desired Growth: *Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.*

- a) *Create walkable places that provide opportunities to live, work, learn, shop, and play.*
- c) *Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.*
- f) *Discourage the development of detached single-family housing as an inappropriate use in Centers and along Corridors.*
- g) *Encourage residential infill in neighborhoods adjacent to Centers and Corridors to support transit ridership.*

ABC Comprehensive Plan Policy 5.1.9 Main Streets: *Promote Main Streets that are lively, highly walkable streets lined with neighborhood-oriented businesses.*

ABC Comprehensive Plan Policy 5.1.10 Major Transit Corridors: *Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development. [ABC]*

- a) Encourage higher-density residential developments within ¼ mile of transit stops or stations.*
- b) Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas.*
- c) Encourage mixed-use development in Centers and near intersections.*

ABC Comprehensive Plan Policy 5.2.1 Land Uses: *Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.*

- a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.*
- b) Encourage development that offers choice in transportation, work areas, and lifestyles.*
- c) Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long-established residential development patterns.*
- d) Encourage development that broadens housing options to meet a range of incomes and lifestyles.*
- e) Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.*
- h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.*

ABC Comprehensive Plan Policy 5.6.2 Areas of Change: *Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.*

- b) Encourage development that expands employment opportunities.*
- c) Foster a range of housing options at various densities according to each Center or Corridor type.*
- d) Encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.*

ABC Comprehensive Plan Policy 5.6.4 *Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.*

a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.

ABC Comprehensive Plan Policy 6.1.5 *Main Street Corridors: Prioritize pedestrians in street design and improvements, emphasizing safety, accommodation, and amenities by slowing auto traffic, providing on-street parking, limiting or prohibiting curb cuts, and requiring primary auto access to parking lots to be provided from intersecting, auto-oriented streets.*

ABC Comprehensive Plan Policy 8.1.1 *Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.*

ABC Comprehensive Plan Policy 8.1.2 *Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.*

- a) Maximize opportunities for economic development that furthers social, cultural, and environmental goals.*
- b) Encourage the production, local sale, and export of locally-grown and made goods.*

Transportation Development Services

No objection to the request.

DEPARTMENT of MUNICIPAL DEVELOPMENT (DMD) TRANSPORTATION

No comment.

PARKS AND RECREATION

No comment.

SOLID WASTE MANAGEMENT DEPARTMENT

No comment.

TRANSIT DEPARTMENT

Transit Department Comments, June 2019					
Case Number	Brief Description of Request	Transit Corridor?*	Transit Route?	Current Service/Stops	Comments/Support/Requests
Project #2019-002354 (1003827) RZ-2019-00025 - Zone Map Amendment	Amendment from R1-B to MX-L for 0.2735 acres at 214 Arno Street NE	Proximate to Central Avenue Main Street and Premium Transit Corridors; also proximate to routes on Martin Luther King	The Fixed Route 66 and Rapid Ride 766 and 777 routes run on Central Avenue. Fixed Routes 50 and 16, as well as Commuter Routes 12 and 92 all provide service to the University along Martin Luther King	When it begins operation the nearest ART station (ART routes 766 and 777) will be 1200 feet walking at distance at Walter and Central. The nearest stop pair for the Route 66 is at the Old Main Library. Nearest stop pair for the Commuter route 12 and the Fixed Route 50 are on Martin Luther King at Walter Street.	ABQ RIDE supports this request. This proposal would continue the eclectic nature of uses in an historic building in an historic district, and thus has the opportunity to liven the district much more than a single-family residence. The site is in a transit-rich environment, and the requested use(s) is the sort that naturally supports public transit.

Corridor designations are from the 2017 Comp Plan

COMMENTS FROM OTHER AGENCIES

ALBUQUERQUE PUBLIC SCHOOLS

Project #2019-002354 (1003827)

- a. EPC Description: RZ-2019-00025 – Zone Map Amendment (Zone Change).
- b. Site Information: Hunings Highland Addition: Lots 10 & 11, Block 12.
- c. Site Location: 210 & 214 Arno Street NE.

- d. Request Description: This is an application for a zone change from R-1B (Single Family Residential) to MX-L (Mixed Use, Low Intensity) on approximately 0.2735 acres, comprised of two lots—one of which is currently vacant. The purpose of the zone change is to allow for development of a commercial establishment (restaurant or café—which is a permissive use in MX-L). In addition, the zone change will bring the existing multi-unit residential dwellings into compliance with zoning code, in the renovated historic building that is the subject of the application. Multi-family dwellings are also permissive uses in MX-L zones.
- e. APS Case Comments: Potential residential development will have impacts to Longfellow Elementary School, Jefferson Middle School, and Albuquerque High School. The site is located approximately 400 to 500 feet from Longfellow Elementary School which is beyond the 300 foot required threshold for liquor establishments.
 - i. **Residential Units: 2**
 - ii. Est. Elementary School Students: **1**
 - iii. Est. Middle School Students: **1**
 - iv. Est. High School Students: **1**
 - v. **Est. Total # of Students from Project: 3**

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

School Capacity

School	2018-2019 40th Day Enrollment	Facility Capacity	Space Available
Longfellow Elementary School	266	357	91
Jefferson Middle School	841	900	59
Albuquerque High School	1819	1950	131

WATER UTILITY AUTHORITY

RZ-2019-00025 – Zone Map Amendment (Zone Change)

- Identification: UPC – 101405743143812407, 101405743344212406
 - a. No adverse comment to the proposed Zone Change
 - b. Lot 10 is currently receiving service. Should lot 11 develop an Availability Statement will be required prior to sale of service. Please note that shared service between lots is prohibited. Requests can be made at the link below:

- i. http://www.abcwua.org/Availability_Statements.aspx
- ii. Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No objections.

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)

MRMPO has no adverse comments.

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. An existing overhead electric transmission line and an overhead distribution line are located along the alley east of the subject property. It is the applicant's obligation to abide by any conditions or terms of those easements.
2. It will be necessary to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact:

Andrew Gurule

PNM Service Center

4201 Edith Boulevard NE Albuquerque, NM 87107

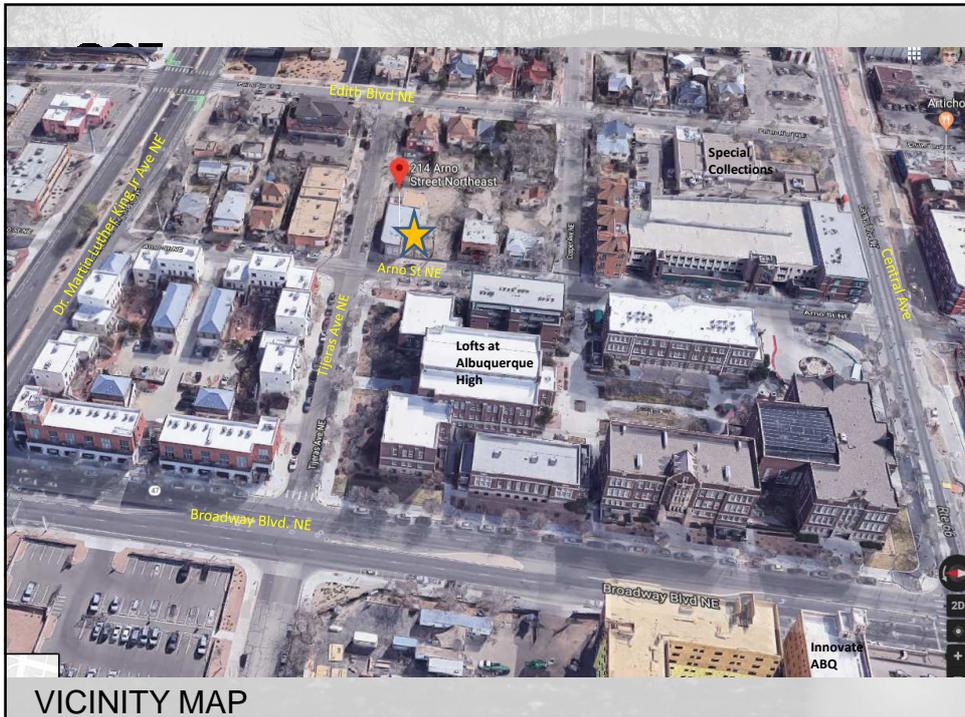
Phone: (505) 241-0589

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

No comments.

APPENDIX

PHOTOS



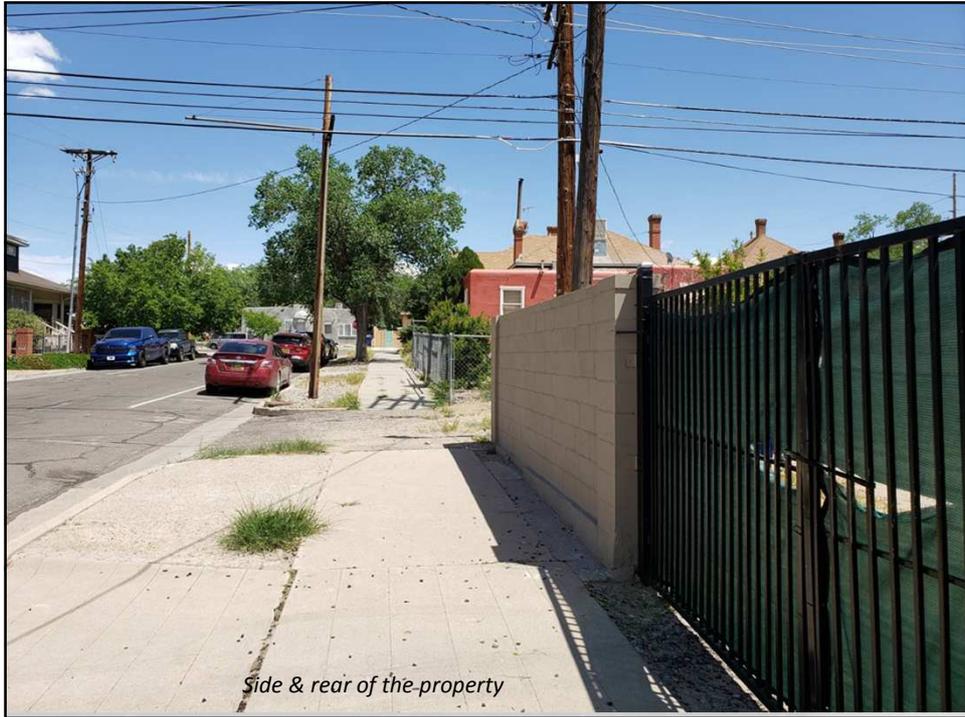




View of subject site, west side of building.



View of subject site, Lot 11 vacant lot



Side & rear of the property



Rear of the property, east side

HISTORY



City of Albuquerque
Planning Department
Landmarks and Urban Conservation
Commission
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: December 17, 2010

CERTIFICATE OF APPROPRIATENESS

Project #1003827
10-LUCC-50052
Decision for a Certificate of Appropriateness

Andrew Gomez, Agent for Kathryn Jaramillo,
request approval of a Certificate of Appropriateness for
construction at 214 Arno Street N.E., Lot 10&11,
Block 12, Huning Highlands Addition, Huning
Highland Historic Overlay Zone. (K-14)

Kathryn Jaramillo
214 Arno St. NE
Albuquerque, NM 87102

On November 10, 2010 the Landmarks and Urban Conservation Commission voted to **APPROVE** Project #1003827/10-LUCC-50052 based on the following findings and condition:

FINDINGS:

1. This application is a request for a Certificate of Appropriateness for alteration at 214 Arno NE, described as Lots 10, Block 12 of the Huning Highland's Addition, a contributing property in the Huning Highland Historic Overlay Zone, zoned SU-2/MR.
2. The subject property contains a one-part commercial block building with a corner entry. The building was built between 1902 and 1908 of cast stone with alternating rusticated and smooth courses, and can be considered Richardsonian Romanesque in style. Architectural details include arched windows and dentil parapet.
3. Typical of the corner stores that once dotted the downtown neighborhoods, the building is now used residentially. The property is designated as contributing to the Huning Highland Historic District.
4. The applicant proposes to add an attached addition of 660 square feet at the rear of the building to accommodate a two-car garage and laundry room. The new work would be of wood frame construction, with pitched roof with parapets and stucco or hardboard panel siding. The only windows proposed are to be glass block in the north and south walls.

5. Section 14-12-8(A) of the Landmarks and Urban Conservation Ordinance states that within the boundaries of a historic zone, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved.

6. The LUC Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The LUC Ordinance Section 14-12(8)(B)(1) states that a Certificate of Appropriateness shall be approved if *“The change is consistent with the designation ordinance and specific development guidelines for the landmark or historic zone”*.

7. The proposed new building is consistent with the specific development guidelines for the Huning Highlands Historic Overlay Zone *Guidelines for Additions to Contributing Buildings* as analyzed in the staff report. If altered as proposed, the contributing building would retain its historic value, architectural character and materials.

8. The proposed addition reflects the mass, shape and scale of the contributing building and is attached at the rear.

9. As modified in the recommended conditions of approval, the altered building design reflects designs traditionally used in the area and is compatible with the contributing building and other buildings in the area in its exterior materials and roof shape.

10. The LUC Ordinance Section 14-12(8)(B)(2) states that a Certificate of Appropriateness shall be approved if *“The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished”*.

11. The proposed new building does not impair or diminish the historical value and architectural character of the historic zone due to its compatibility with the development guidelines.

12. The proposed alteration supports the goal of the Huning Highland Sector Development Plan to “continue the development of Huning Highlands into a viable residential and commercial area, building on its unique historic character and location” and the policy “To encourage appropriate neighborhood-oriented use of vacant lands and buildings” in the Huning Highland Historic Overlay Zone.

13. The *Albuquerque/Bernalillo County Comprehensive Plan* Established Urban Area policies include: Policy d: “The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern.” The proposed new building supports Established Urban Area Policy d because the alteration conserves the historic value and architectural character of the contributing building and the design of the new development are compatible with the cultural resources of the Huning Highland historic district.

14. The *Albuquerque/Bernalillo County Comprehensive Plan* contains goals and policies related to Environmental Protections and Heritage Conservation. Section 11.C.5 Historic Resources goal is to protect reuse or enhance significant historic districts and buildings. The proposed new building supports the Historic Resources goal or policy b and c because the alteration conserves the historic value and architectural character of the resource (contributing building) and is consistent with the development guidelines.

15. The *Albuquerque/Bernalillo County Comprehensive Plan* Section 11.C.9 Community Identity and Urban Design goal is “to preserve and enhance the natural and built characteristics, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.” Policy b states “In each Community Area, strategic planning, neighborhood planning, development and redevelopment shall be evaluated in light of its relationship to and effect upon (3) Local history, specifically architectural styles and traditions and current and historic significance to Albuquerque. The Community Identity and Urban Design goal is supported by the proposed alteration because it reflects the building traditions of the historic neighborhood and preserves the built characteristics and historical features that characterize the Huning Highland historic district.

16. The proposed glass block windows are inconsistent and not in character with the architecture of the main house which is Richardsonian Romanesque style.

17. Garage doors of the era of the original structure are typically single car garage doors.

CONDITIONS OF APPROVAL:

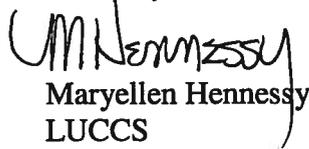
1. Exterior finish material is to be stucco.
2. Overhead garage door is to be changed to two single garage doors and subject to LUCC staff review and approval. The width of the new garage may be increased approximately two feet to accommodate two garage doors.
3. Glass block in the middle of the north and south facades are not traditional in design and are to be changed to fixed windows with wood or metal frames.
4. The fascia on the south façade of the new work is to match the fascia on the existing building.
5. The stucco on the new work shall cover the rigid insulation at the footing.
6. The parapet on the new work is not to exceed the height of the parapet on the existing building at any point.
7. The applicant shall label all materials on the elevation drawings and resubmit all drawings to staff.

Any deviation from the information and/or conditions upon which this decision was made requires further Landmarks and Urban Conservation Commission review. Applicant is responsible for acquiring any and all additional City of Albuquerque department review and/or permits required for implementation of this project.

Applicant must bring three (3) copies of plans to Landmarks and Urban Conservation Commission Staff for stamp and signature before submitting them to Zoning Code Services and the Building & Safety Services for a permit.

Failure to obtain the necessary permits for implementation of this proposal within one (1) year voids this Certificate of Appropriateness. However, failure to implement this proposal for the purpose of abating a code violation within the specified time issued by a Code Enforcement agency shall render the property owner subject to the penalty provisions of all applicable codes.

Sincerely,


Maryellen Hennessy
LUCCS

GOMEZ

cc: Andrew Gomez, 2034 Lakeview Rd. SW, Albuquerque, NM 87105



City of Albuquerque
Planning Department
Landmarks and Urban Conservation
P.O. Box 1293
Albuquerque, New Mexico 87103



Landmarks & Urban
Conservation Commission

Date: January 3, 2017

CERTIFICATE OF APPROPRIATENESS 16-33

Project #1003827/16-LUCC-50042

EDO Properties requests approval of a Certificate of Appropriateness for alterations at **214 Arno St. NE**, described as Lot 11 Block 12 of the Huning Highland Addition. (K-14).

On December 19, 2016 the Landmarks and Urban Conservation **STAFF APPROVED** Project #1003827/16-LUCC-50042, based on the following findings:

FINDINGS:

1. This application is a request for a Certificate of Appropriateness for alterations at **214 Arno St. NE**, described as Lot 11 Block 12 of the Huning Highland Addition, in the Huning Highland Historic Overlay Zone zoned SU2/DNA-MR.
2. The subject property contains a one story Richardsonian Romanesque manufactured stone commercial/residential building constructed in c.1908. This building is designated as significant to the Huning Highland historic district. The house has had very little modification with the exception of filled in arched windows and downsized doors.
3. The proposal is to reinstate the original door and window openings with doors and windows believed to be similar those originally in the building.
4. Existing non-functioning double-hung windows will be replaced with double-hung thermopane windows similar in size and appearance to the original.
5. Existing hinged steel gate for vehicular access to the rear of the property will be modified with the addition of wood lathing on each side for visual privacy.
6. Existing masonry block wall, wood frame window, wood door and frame, wood panel wall and window and brick planter box will be removed. All elements are add-ons, filling in the original porch. Refurbished porch will include replacement with like kind wood columns as original columns are badly deteriorated.
7. Roof replacement with similar flat roof in the west end of the house will replace structurally failing existing roof.

APPLICATION INFORMATION

Form Z: Policy Decisions

Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)

- Interpreter Needed for Hearing? **No** if yes, indicate language: _____
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Letter of authorization from the property owner if application is submitted by an agent
- Traffic Impact Study (TIS) form (not required for Amendment to IDO Text)
- Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (not required for Amendment to IDO Text) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN

ADOPTION OR AMENDMENT OF FACILITY PLAN

- ___ Plan, or part of plan, to be amended with changes noted and marked
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-7(A)(3) or 14-16-6-7(B)(3), as applicable
- ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
 - ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

AMENDMENT TO IDO TEXT

- ___ Section(s) of the Integrated Development Ordinance to be amended with changes noted and marked
- ___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(D)(3)
- ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

ZONING MAP AMENDMENT – EPC

ZONING MAP AMENDMENT – COUNCIL

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(F)(3) or Section 14-16-6-7(G)(3), as applicable
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement

ANNEXATION OF LAND

- ___ Application for Zoning Map Amendment *Establishment of zoning must be applied for simultaneously with Annexation of Land.*
- ___ Petition for Annexation Form and necessary attachments
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(E)(3)
- ___ Board of County Commissioners (BCC) Notice of Decision

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>	
Signature:	Date: 4.24.2019
Printed Name: James B. Strozier, PAICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number: PR-2019-002354	Case Numbers: R2-2019-00025
Staff Signature:	
Date: 4-25-19	

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from May 28, 2019 To June 13, 2019

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Michael N. [Signature] (Applicant or Agent) 4/24/19 (Date)

I issued 2 signs for this application, 4-25-18 (Date) [Signature] (Staff Member)

PROJECT NUMBER: PR-2019-002354

April 18, 2019

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

RE: 214 Arno NE – Request for Zoning Map Amendment

Dear Mr. Chairman:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on a zone change request from R-1B to MX-L for the property located at the southeast corner of Arno Street NE and Tijeras Ave NE. The property is legally described as Lots 10 and 11, Block 12, Hunings Highland Addition and contains approximately 0.2735 acres. EDO Properties LLC is the owner of the property.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Paula R. Diepolder". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Paula R. Diepolder
Managing Member
EDO Properties LLC

PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. ***PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.*** Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a \$50 PRT fee.

PA#: <u>19-065</u>	Received By: <u>J Delgado</u>	Date: <u>2.28.19</u>
APPOINTMENT DATE & TIME: <u>March 4, 2019 @ 1:30pm</u>		

Applicant Name: EDO Properties LLC Phone#: (505) 784-9801 Email: cp@consensusplanning.com

Agent: Consensus Planning, Inc.

PROJECT INFORMATION:

For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.

Bill Fleming

Size of Site: 0.2735 Existing Zoning: R-1B Proposed Zoning: MX-L

✓ Previous case number(s) for this site: 1003827

Applicable Overlays or Mapped Areas: Huning Highland - HPO-4

Residential - Type and No. of Units: 2 or 3

Commercial - Estimated building square footage: <10,000sf No. of Employees: _____

Mixed-use - Project specifics: Restaurant/coffee shop with attached residential units

LOCATION OF REQUEST:

Physical Address: 214 Arno Street NE Zone Atlas Page (Please identify subject site on the map and attach) K-14

BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)

Zone Change from R-1B to MX-L to allow for commercial/restaurant use of the existing, renovated, historic building.

QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

Request would include vacant lot to south of existing building.

Any concerns from staff?

Case history under prior project number appears to be LUCC. Any other actions known?

Building was recently renovated, but may want to discuss relevant development standards for restaurant use in main front portion of the building.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-065 Date: 3/4/19 Time: 130 pm
Address: 214 Arno Street NE (SE Corner Arno + Tijeras)

AGENCY REPRESENTATIVES AT MEETING:

Planning: Linda Rumpf
Code Enforcement: _____
Fire Marshall: _____
Transportation: _____
Other: _____

**PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!
THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL..**

*Additional research may be necessary to determine the exact type of application and/or process needed.
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

REQUEST: Zone change R1-B to MX-L for commercial /
restaurant use of the existing, renovated, historic bldg.

SITE INFORMATION:

Zone: R1-B / MX-L Size: 0.28 acres
Use: _____ Overlay Zone: HPO-4
Comp Plan Area Of: Change Comp Plan Corridor: Main Street, Major Trans
Comp Plan Center: _____ MPOS or Sensitive Lands: _____
Parking: _____ MR Area: _____
Landscaping: _____ Street Trees: _____
Use Specific Standards: _____
Dimensional Standards: _____

*Neighborhood Organization/s: _____

**This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.*

PROCESS:
Type of Action: Zone Change / Site Plan
Review and Approval Body: EPC / Admin Is this PRT a requirement? Yes

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-065 Date: 3/4/19 Time: 1:30 pm
Address: 214 Arno St. NE

NOTES:

Restaurant is Permissive in MX-L

See 6-7(F) - Zone Change - EPC p. 426 (100)

must be justified - get an agent

(F)(3) - Review + Decision Criteria

Use Specific Standards

4-3(B)(6) - Live/Work p. 138

4-3(B)(7) - Multi-Family p. 139

4-3(D)(8) - USS For Restaurant, p. 145

Table 5-1-2, p. 194 - Mixed Use in Dimensional Stds

3-5(I), p. 114 - HPO-4

Q - Is the Building vacant? - partially

5-5-1, p. 230 - Off-Street Parking Requirements

- Is Bldg vacant? ? # of residences? - 2

Recommendations -

EPC for zone change

Site Plan Admin - 6-5(G), p. 379

Replot - remove lot line

(assessed as one parcel)

2 residential units

Roof issues - fixed

Coffee shop - daytime

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: EDO Properties, LLC

DATE OF REQUEST: 4/23/19 ZONE ATLAS PAGE(S): K-14

CURRENT:

ZONING R-1B

PARCEL SIZE (AC/SQ. FT.) 0.2735 acres

LEGAL DESCRIPTION:

LOT OR TRACT # Lots 10 and 11 BLOCK # 12

SUBDIVISION NAME Hunings Highland Addition

REQUESTED CITY ACTION(S):

ANNEXATION []

ZONE CHANGE [X]: From R-1B To MX-1

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 [X]

NEW CONSTRUCTION []

EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 2-3

BUILDING SIZE: 3,914 (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 4/22/19

(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: TIS not required for zone change. A new TIS form will be required if this site develops in the future

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 [Signature]

DATE 4/23/19

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 _____

Revised January 20, 2011

PROJECT CONTEXT

History

The historic building on the subject site, known as the “Auge Store” after its first owners, has had many different uses over the years. Constructed in 1908, it was originally used as a grocer, meat market, and butcher shop. A summary of Albuquerque City Directories, included in the application packet, indicate it also housed a café in the 1920s and again was a grocery in the 1940s. From the 1960s into the 1970s the property was home to “Gilbert’s Lunch Counter” and “Gilbert’s,” a restaurant owned by Gilbert Caffo. Finally, after being vacant for a few years it was most recently as multiple townhouse-style residences.

In addition to the summary of City directories, a New Mexico Historic Building Inventory is also part of the application. This survey, which was completed in 1995, indicates the building contained both residential and business uses over the years, including multiple groceries, a church, school annex, and delicatessen. The survey also speaks to the historic design, as well as the viability of renovation of the building. The applicant has already begun an extensive renovation that was approved by City Historic Preservation staff through the issuance of a Certificate of Appropriateness (Project #1003827, 16-LUCC-50042).

Land Use

The area surrounding the subject site contains a variety of residential and commercial uses, including some mixed-use developments with both types on the same lot or within the same building. There are single-family houses, townhouses, and multi-family residential along with offices, retail, and service uses, including a co-working space, two salons, and numerous restaurants along Central Avenue. Additionally, Innovate ABQ is building out at the northwest corner of Central and Broadway just to the southwest of the subject site along with a new hotel at the southwest corner of that same intersection.

Figure 2. Land Use Context



Zoning

The current zoning of the subject site is R-1B, which was established upon the effective date of the IDO based on the previous zoning of SU-2 MR that primarily referenced the R-1 zone from the former Comprehensive City Zoning Code. However, the former SU-2 MR zone allowed for more mixed residential including townhouses and multi-family dwellings that are no longer allowed in the R-1B zone.

The three townhouse-style dwellings most recently housed on the subject site are now considered nonconforming under the IDO zoning. The entire block has existing multi-family housing and was made non-conforming by the initial IDO conversion. In addition to the R-1B zone on much of the property to the east of the subject site, there are R-ML zoned properties to the north that include some residential, but also non-conforming offices and other commercial uses. Finally, to the south and west of the subject site there is PD zoning for the Old Albuquerque High School and Belvedere developments that contain a mix of apartments, condominiums, and commercial uses (see Figure 3).

TABLE 1. Surrounding Zoning & Land Use

NORTH	R-ML	Single-family residential, townhouse, office, and commercial services
EAST	R-1B	Single-family residential, duplex, and townhouse
SOUTH	R-1B, R-ML, and PD	Townhouse, multi-family residential, library, commercial retail and services, and parking garage
WEST	PD	Multi-family residential, office, commercial retail and services

While not immediately adjacent to the subject site, there are many properties in the neighborhood zoned MX-L, Mixed-Use Low Intensity that include the Bank of the West, most of the properties fronting Central Avenue including Standard Diner, Artichoke Cafe, and the vacant Pop 'n' Taco site, and a law office housed in an old home.

SUMMARY OF REQUEST

The Applicant is requesting a change from the existing R-1B to MX-L, Mixed-Use Low Intensity zoning to allow for non-residential uses such as a bakery, deli, or coffee shop on the subject site. The change would also bring the existing multiple residences on the property out of nonconformance as townhouses and multi-family dwellings are permissive in the MX-L zone. The proposed uses in the MX-L zone are compatible with the surrounding area and uses, as evidenced by the large amount of MX-L zoning in the neighborhood.

As mentioned above, the Applicant is thoughtfully renovating the existing building, which has held numerous non-residential uses over the years. In addition to the and building-specific history, the site is also within the Huning Highland Historic Protection Overlay Zone HPO-4, and the building is considered a significant structure within that larger historic district. The renovation includes opening large windows in the corner space that reflect the previous commercial use of the

building, which were long blocked off after it was converted to residential use. Along with the planting of street trees, the work done to the structure has significantly improved the look and feel of this intersection and the larger neighborhood and historic district. Attached to this letter are two maps from the Huning Highland Sector Development Plan (now part of the Comprehensive Plan, Appendix D) documenting the site as a commercial land use and the building's status as significant to the historic district.

Approving a zone change to MX-L will allow the Applicant to utilize this rejuvenated space for a use that is appropriate and restore the site back to its historic character.

Figure 3. Existing Zoning



This request is well-supported by Comprehensive Plan goals and policies and meets the requirements for a Zoning Map Amendment – EPC per IDO Section 14-16-6-7(F) as described below.

ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

The subject site is within the Central ABQ Community Planning Area and is designated as an Area of Change in the 2017 Albuquerque/Bernalillo County Comprehensive Plan. Central Avenue, two blocks south of the subject site, is designated as a Major Transit Corridor and Premium Transit Corridor, as well as a Main Street Corridor. Broadway Boulevard, one block west of the subject site, is also designated as a Main Street Corridor in the Comprehensive Plan.

We believe the requested zone change is more advantageous to the community as articulated by, and clearly facilitates realization of, the Comprehensive Plan. The following is an analysis of the applicable Comprehensive Plan goals and policies.

Comprehensive Plan Policies (responses in italics):

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

a) Maintain and preserve the unique qualities of historic areas.

Applicant Response: *The subject site is within the Huning Highland Historic Protection Overlay Zone, HPO-4 and is home to an existing historic commercial and mixed-use building. The request furthers this policy because it will allow for the appropriate type and scale of uses to utilize this historic structure. Commercial uses will also take advantage of the unique character of the building design, which includes a space with high ceilings, large windows, and an entrance immediately onto the sidewalk at the street corner. To complete the current renovations to the building, the Applicant went through a review by City Historic Preservation staff for a Historic Certificate of Appropriateness, and any other future changes to the building or new construction that might take place on this property are also subject to such a review to ensure that development of the subject site fits within the identity of the Huning Highland neighborhood.*

Policy 4.1.3 Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

Applicant Response: *The request furthers this policy because a small-scale commercial use of the subject site would help protect the character of the historic building, as well as enhance the Huning Highland and East Downtown areas with another walkable local business. Such a business would contribute to the distinct identity and sense of place of this area of Albuquerque that already includes Old Albuquerque High School, the Special Collections Library, and Downtown Historic Bed and Breakfast, among other special places.*

Goal 5.1 Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

- a) Create walkable places that provide opportunities to live, work, learn, shop, and play.**
- c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.**

Applicant Response: *The request furthers this goal and policy by capturing new, small-scale commercial growth in an Area of Change within two different Main Street Corridor areas with access to high-quality transit. Allowing for redevelopment and reuse of the existing building with a mix of low-intensity uses will promote new opportunities to live, work, and shop in a walkable neighborhood.*



Policy 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

Applicant Response: *The subject site is located within multiple designated Corridor areas, as well as being within an Area of Change, so a zone change to a more intense mixed-use zone is appropriate for this location, thus furthering this policy.*

Policy 5.1.8 Premium Transit Corridors: Foster corridors that prioritize high-capacity, high-frequency transit service, with mixed-use, transit-oriented development within walking distance of transit stations.

- a) **Encourage higher-density residential developments within ¼ mile of identified transit station locations.**

Applicant Response: *The proposed zone change will bring the existing multi-unit residential use of the property out of nonconformance. While proposing a small commercial business is the primary driver for this request, the existing building has the flexibility to continue to house multiple residences as well. The site is within ¼ mile of an Albuquerque Rapid Transit station area on Central Avenue, so allowing for multi-family residential in addition to small, neighborhood-scale commercial uses furthers this policy.*

Policy 5.1.9 Main Streets: Promote Main Streets that are lively, highly walkable streets lined with neighborhood-oriented businesses.

- a) **Prioritize street and walkway improvements, such as street trees, landscaping, lighting, wayfinding, and wide sidewalks, to create safe and comfortable pedestrian environments.**

Applicant Response: *In renovating the existing building, the applicant planted numerous trees between the sidewalk and the street. The zone change for low-intensity mixed-uses will allow for new neighborhood-oriented business, which along with the landscaping improvements will create an exceptionally safe and comfortable pedestrian environment, thus furthering this policy.*

Policy 5.1.10 Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.

- a) **Encourage higher-density residential developments within ¼ mile of transit stops or stations.**
- c) **Encourage mixed-use development in Centers and near intersections.**

Applicant Response: *Central Avenue is a Major Transit Corridor, in addition to a Premium Transit Corridor. By allowing for multi-family residential and townhouses, which are currently nonconforming uses of the property, the zone change is encouraging higher density residential within ¼ mile of multiple transit stops on Central. Additionally, the applicant is proposing to utilize the site, which is located near the major Central and Broadway intersection, for mixed-use development in support of this policy.*

Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

- a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.
- b) Encourage development that offers choice in transportation, work areas, and lifestyles.
- e) Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.
- g) Locate quality commercial development and redevelopment in existing commercial zones and designated Centers and Corridors as follows:
 - iv. In contiguous storefronts along streets in established neighborhoods and Main Streets.
- h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.
- n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

Applicant Response: *The request furthers this goal and policy by allowing low-intensity uses near the edge of a neighborhood where residents can easily walk to the new proposed commercial use. In addition to walking, the site is easily accessible via bicycle because of nearby bike lanes on Martin Luther King Ave and Central Ave, as well as a bike route on Edith Boulevard.*

The proposed commercial space will utilize a traditional storefront and be located within a Main Street Corridor, which is a desired location for commercial redevelopment in established neighborhoods. Any new development that might occur on the subject site will be necessarily limited in scale by the size of the property and historic overlay regulations. Half of the subject site is a vacant lot, so this zone change will encourage new, more productive uses for that lot that matches the intensity of the surrounding neighborhood.

Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

Applicant Response: *The request furthers this goal and policy because the change will support reuse of the existing building and potential other development on the rest of the property, which is in Central Albuquerque with access to all necessary services, infrastructure, and public facilities.*

Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

- b) Encourage development that expands employment opportunities.**
- d) Encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.**
- g) Encourage development where adequate infrastructure and community services exist.**
- h) Encourage development in areas with a highly connected street grid and frequent transit service.**

Applicant Response: *The request furthers this goal and policy by directing more intense growth to a site designated within an Area of Change. Allowing small-scale commercial uses in addition to residential uses on the subject site will expand employment opportunities in an area with adequate infrastructure and a very highly connected street grid. Mixed-use of the subject site will support transit along Central Avenue and other commercial uses in the vicinity.*

Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

- a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.**

Applicant Response: *The request furthers this goal and policy by requesting a low-intensity zone district for the subject site. The proposed zone is the appropriate level of intensity for its location on the edge of a neighborhood and across the alley from lots that are designated an Area of Consistency by the Comprehensive Plan. The requested zone is limited in height and uses, and the Integrated Development Ordinance further limits development or imposes certain standards on development in such a location next to low-density residential. All of this combined with the Historic Protection Overlay standards will protect the character and integrity of the existing adjacent residential areas.*

Goal 7.1 Streetscapes & Development Form: Design streetscapes and development form to create a range of environments and experiences for residents and visitors.

Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

Policy 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.

- e) **Promote trees and landscape elements in the public right-of-way, along trails, and within private development to ensure a high-quality, pleasant, and healthy built environment.**

Policy 7.2.2 Walkable Places: Promote high-quality pedestrian-oriented neighborhoods and districts as the essential building blocks of a sustainable region.

- b) **Encourage building and site design that activates the pedestrian environment through building frontage, entrances, parking areas, and gathering spaces.**

Applicant Response: *The existing building addresses the sidewalk with a zero setback and entrance on the corner, and the applicant has installed landscaping and street trees. Adding a small coffee shop, bakery, or similar use will properly utilize these design features and promote walkability and activity at this intersection and neighborhood, which is in an urban context. Allowing this commercial or mixed-use furthers these goals and policies because those uses will take advantage of such design features as opposed to the previous residential-only use that had little interaction with the street corner.*

Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

- b) **Promote buildings and massing of commercial and office uses adjacent to single-family neighborhoods that is neighborhood-scale, well-designed, appropriately located, and consistent with the existing development context and neighborhood character.**

Applicant Response: *The request furthers this goal and policy by utilizing a historic commercial and mixed-use building that is neighborhood-scale and has been renovated to be consistent with the historic context and neighborhood character.*

Goal 8.1 Placemaking: Create places where business and talent will stay and thrive.

Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

- a) **Invest in Centers and Corridors to concentrate a variety of employment opportunities for a range of occupational skills and salary levels.**

Applicant Response: *Changing the zoning of the subject site from R-1B to MX-L furthers this goal and policy by allowing further investment in a location that is within multiple Comprehensive Plan-designated Corridors that will be a great location for a small business, thus promoting entrepreneurship, employment opportunities, and a range of possible salary levels.*

Goal 11.2 Historic Assets: Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.

Policy 11.2.2 Historic Registration: Promote the preservation of historic buildings and districts determined to be of significant local, State, and/or National historical interest.

- a) **Preserve and maintain historically significant buildings and spaces.**
- b) **Recognize historic buildings and districts as vital elements of the community.**
- c) **Encourage the adaptive reuse of historic structures as a strategy to preserve character and encourage reinvestment.**

Applicant Response: *The request furthers this goal and policy because it will allow for commercial uses to take place in a historically commercial and mixed-use building. As a significant building in the Huning Highland historic district, preserving and enhancing the existing building is a priority. To properly utilize the renovated building with its high ceilings, large windows, and direct access to the sidewalk at the street corner, a commercial use is the best use. Recognizing this historic building as a vital element of the community, this zone change will encourage further reuse and reinvestment in the subject property.*

JUSTIFICATION

This request for a Zoning Map Amendment complies with the criteria outlined in Section 14-16-6-7(F)(3) of the Integrated Development Ordinance (IDO) as follows:

6-7(F)(3)(a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

Applicant's Response: *The proposed zone change is consistent with the health, safety, and general welfare of the City, and will further a preponderance the applicable policies of the Comprehensive Plan as shown in the policy analysis of this letter. A summary of the goals and policies furthered by this request are listed below:*

Applicable citations: Policy 4.1.2 Identity and Design; Policy 4.1.3 Placemaking; Goal 5.1 Centers and Corridors; Policy 5.1.1 Desired Growth; Policy 5.1.2 Development Areas; Policy 5.1.8 Premium Transit Corridors; Policy 5.1.9 Main Streets; Policy 5.1.10 Major Transit Corridors; Goal 5.2. Complete Communities; Policy 5.2.1 Land Uses; Goal 5.3 Efficient Development Patterns; Policy 5.3.1 Infill Development; Goal 5.6 City Development Areas; Policy 5.6.2 Areas of Change; Policy 5.6.4 Appropriate Transitions; Goal 7.1 Streetscapes & Development Form; Goal 7.2 Pedestrian-Accessible Design; Policy 7.2.1 Walkability; Policy 7.2.2 Walkable Places; Goal 7.3 Sense of Place; Policy 7.3.4 Infill; Goal 8.1 Placemaking; Policy 8.1.1 Diverse Places; Goal 11.2 Historic Assets; Policy 11.2.2 Historic Registration

6-7(F)(3)(b) If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant's Response: *The subject site is located wholly in an Area of Change, so this criterion does not apply.*

6-7(F)(3)(c) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:

4. There was typographical or clerical error when the existing zone district was applied to the property.
5. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
6. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant Response: *The existing zoning is not appropriate for this site because a different zone district is more advantageous to the community as articulated by the Comprehensive Plan.*

The existing zoning for the subject site limits uses to single-family residential on a property that contains a historic commercial and mixed-use building that was most recently three multi-family dwellings and is not suited for single-family use. Changing the zoning from R-1B to MX-L would further applicable policies as described in this letter, including historic preservation, infill development, and mixed uses that support Major Transit, Premium Transit, and Main Street Corridors.

The applicant's proposed zoning and the uses allowed by it will serve the surrounding and overall community by allowing small-scale commercial uses or mixed-use in an Area of Change that is well-served by existing infrastructure. Allowing small-scale commercial and mixed-use in the historically commercial and mixed-use building also supports historic preservation goals and policies by allowing uses that are appropriate for and take advantage of the building design and function instead of forcing inappropriate uses into the space.

6-7(F)(3)(d) The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Applicant’s Response: *None of the permissive uses in the MX-L zone will be harmful to the adjacent property, neighborhood, or community. The following table provides a comparison of the most-relevant uses from the R-1B and MX-L zones. Uses shown are limited to those that are permissive and would not need to come back for Conditional Use approval later.*

IDO Zoning Comparison: R-1B vs. MX-L		
Use	R-1B	MX-L
Dwelling, single-family detached	P	-
Dwelling, cluster/cottage development	P	-
Dwelling, townhouse	-	P
Dwelling, live-work	-	P
Dwelling, multi-family	-	P
Community residential facility, medium or large	-	P
Group home, small or medium	-	P
Adult or child day care facility	-	P
Museum or art gallery	-	P
Veterinary hospital and Other pet services	-	P
Restaurant	-	P
Bank	-	P
Club or event facility	-	P
Commercial services	-	P
Medical or dental clinic	-	P
Office	-	P
Personal and business services, small	-	P
Bakery goods or confectionary shop	-	P
General retail, small	-	P
Liquor retail	-	A
Artisan manufacturing	-	P
Mobile vending cart	-	A
Outdoor dining area	-	A
Other use accessory to non-residential primary use	-	A

From this list of uses, the intent of the applicant with this zone change is to obtain dwellings, townhouse and multi-family that are currently nonconforming uses of the property, as well as restaurant and bakery goods or confectionary shop. Other uses may be considered, but as this list indicates most of these uses are very low-intensity. In addition, some uses of the MX-L zone are not relevant because of the

small size and configuration of the property and the existing historic building. The Integrated Development Ordinance also includes use-specific standards to further regulate certain uses such as size limitations, distance separations, or additional screening requirements. These use-specific standards along with the Historic Protection Overlay zone requirements and review process involving the Landmarks Commission will ensure that any use from the MX-L zone proposed for the site will not be harmful to the adjacent property, neighborhood, or community.

6-7(F)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:

- 1. Have adequate capacity to serve the development made possible by the change of zone.**
- 2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.**
- 3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.**
- 4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City approved Development Agreement between the City and the applicant.**

Applicant's Response: *The proposed zone change will not require major and unprogrammed capital expenditures by the City. This is an existing built property that the applicant desires to reuse for commercial purposes much like it historically has. It is surrounded by existing infrastructure including roadways, water, sewer, and storm water facilities that can serve the project.*

6-7(F)(3)(f) The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

Applicant's Response: *The property is within multiple designated Comprehensive Plan Corridor areas, but it is not located directly on the major streets themselves. Its location within these Corridors or near these streets is not the sole justification for the zone change. Instead, the request is based on being more advantageous to the community as it furthers a preponderance of applicable Comprehensive Plan policies for land use, infill development, urban design, placemaking, and historic preservation.*

6-7(F)(3)(g) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

Applicant's Response: *The cost of land or other economic considerations are not the determining factor for this zone change request. However, taking advantage of the significant investment into the restoration of the historic commercial and mixed-use building is a positive step for the neighborhood and community that is furthered by this request.*



6-7(F)(3)(h) The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a “spot zone”) or to a strip of land along a street (i.e. create a “strip zone”) unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

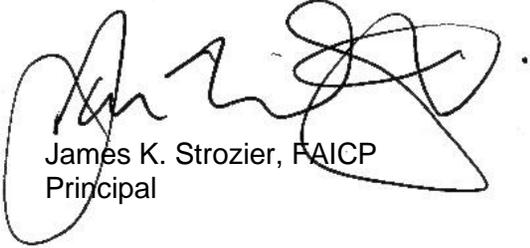
Applicant’s Response: *The subject site is just 0.302 acres in size and the request is for a zone district different than all the adjacent zones, so it is considered a spot zone. However, the request is a justifiable spot zone because it clearly facilitates implementation of the ABC Comp Plan as shown in this justification letter. The nature of the structure already on the premises also makes it unsuitable for the uses allowed by the existing R-1B zone and the other surrounding zones. As a historic commercial and mixed-use building, it is best used for commercial and mixed-use purposes as explained in this letter, so the MX-L zone is most appropriate for the property and matches other properties in the neighborhood even though they are not adjacent to the subject site.*

CONCLUSION

On behalf of EDO Properties LLC, we respectfully request that the Environmental Planning Commission approve this request for a Zoning Map Amendment for the subject site.

Thank you for your consideration.

Sincerely,



James K. Strozier, FAICP
Principal

Huning Highland Historic District
Summary of Albuquerque City Directories

216 N Arno - Auge store at Tijeras (Block 12 Lot 10)

1908	Auge, Henry H	Grocer, residence same
1910	Auge, Henry H , Harry , Albert C	Meat Market Clerk Clerk, HH Auge
	Daily Grocery Co H H Auge Meat Market	
1912	Auge, Henry H , Harry , Albert C , Arthur , Edward C	Butcher, Juan Zamora Butcher, Bertozzi & Gatti Driver, Crystal Ice Co Student Driver
1913	Morelli, Anthony	Station Baggage Master ATSF
1914	Sullivan, John L , Mahaley M	Helper, Arno E Huning Widow of JT Mahaley
1915	Sullivan, John L , Mahaley M	Stage Manager, Crystal Theater Widow of JT Mahaley
218	1915 Coca Cola Bottling Co	Joseph Jackson, Mgr, Rms 216 N Arno
218	1916 Coca Cola Bottling Co	Clarence Gholson, Mgr
	1917 Gholson, Clarence T	Gholson Bros
	1918 Gholson, Clarence T	Gholson Bros
218	1918 Albuquerque Gholson Bottling Works (Ernest lives in Poplar Bluff MO	
	1919 216 & 218 N Arno Vacant, Gholson Bros Candy Manufacturers & Soda	Water Bottlers 821-23 S Third
	1920 Church of Nazarene	Rev L.L. Gaines, Pastor
	1921 1st Ward School Annex	Mrs T I Butts, Principal
	1922 1st Ward School Annex	
	1924 Pettine, Elmer G(Dolores)	Stone Cutter GE Fletcher Monument Wks
	1925 Vacant	
	1926 Olden, Edward	Carpenter
Rear	Woods, John A(Olympia) , Mrs Olympia	Driver, JS Brown Saleswoman, Siegfried Kahn
	1927 Domenicali, Pietro L	P L Domenicali Grocery, 216 N Arno
	1928 Chavez, Juan M(Matilda)	Sheep
	1929 Woods, John A(Ollie)	
	1930 Bonaguidi, Joseph(Pauline) Bonaguido, John(Lena)	Delivery man Liberty Grocery
	1931 Thornell, Joseph A , John A(Mollie)	Salesman, Shelly Realty Co
	1932 Hawkins, Clinton(Ethel)	Farmer
	1933 Humble, C Jack(Willa M)	
	1934 Not Listed	
	1937 North Arno Grocery	
	1938 Vacant	
	1939 Barnitt, George(Mabel)	Cattleman
	1940 Romero Delicatessin	Romero, James(Pabla)
	Not Listed after 1941	

Huning Highland Historic District
 Summary of Albuquerque City Directories

214 N Arno - Auge store at Tijeras (Block 12 Lot 10)

1920	Domenicali, Pietro L	Domenicali & Dinelli Props White House Cafe
1921	Domenicali, Pietro L	
1922	Domenicali, Pietro	Sturges Cafe
1924	Domenicali, Pietro L(Angela)	Sturges Cafe
1925	Domenicali, Peitro L(Angela)	B & T Grocery, 301 N Broadway
1926	Domenicali, Pietro	
1927	Woods, John A(Olive)	Driver JS Brown
1928	Domenicali, Peter L(Angelena)	Clerk, Union Store
1930	Domenicali, Peter L(Angelena)	Clerk, Central Milling & Mercantile
1932	Domenicali, Peter L(Angelena)	
	, Mary	Teacher, High School
	, Miss Dena	
1933	Garcia, Reuben(Alice H)	Safeway Shoe Store, 410 E Tijeras
1937	Garcia, Reuben(Alice H)	Insurance
1939	Garcia, Reuben(Alice H)	Farmer
1943	Garcia, Reuben(Alice H)	Garcia's Cash Grocery, 400 E Tijeras
1949	Garcia, Ernest R(Angela)	Garcia's Cash Grocery, 400 E Tijeras (Reuben & Alice move to 410 E Tijeras)
1956	Caffo, Gilbert(Eleanor)	Route man, Creamland Daries
1958	Caffo, Gilbert(Eleanor)	Jeweler
1960	Caffo, Gilbert(Eleanor)	Gilbert's Lunch Counter (214 N Arno)
	, Frances M	Dental Assistant, William Smithson
1963	Gilbert's Lunch Counter	Gilbert P Caffo Proprietor
	Caffo, Paul	Student
1965	Caffo, Gilbert(Eleanor)	Gilbert's (Restaurant), 400 E Tijeras
	Caffo, Paul	Student
1970	Caffo, Gilbert(Eleanor)	Gilbert's (Restaurant), 400 E Tijeras
1974	Vacant	
1975	Durant, Al	
1976	Caffo, Gilbert	
	V	
1992		

NEW MEXICO HISTORIC BUILDING INVENTORY

ADDRESS: 214-216 ARNO STREET NE
(400-402-410-412 TIJERAS AVE.)
ALBUQUERQUE

ID NUMBER: K 14-1076

BUILDING NAME: AUGF STORE

UTM REFERENCE EASTING NORTHING

LEGAL DESCRIPTION:

ZONE

TNSP. ___ N S RANGE ___ E W SEC ___ 1/4 ___ 1/4

FIELD MAP

DATE OF CONSTRUCTION:

___ ESTIMATE 1908 ACTUAL
SOURCE(S) City Directory

ARCHITECTURAL STYLE:

USE:

HISTORIC: residential
OTHER business
PRESENT: residential
OTHER

SURROUNDINGS:

Residential/business

RELATIONSHIP TO HISTORIC SURROUNDINGS:

SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

YES ___ NO

WHAT TYPE? Rear addition

IF INVENTORIED, LIST ID NUMBER(S)

410 412 Tijeras Ave.

DEGREE OF REMODELING:

___ MINOR MODERATE

___ MAJOR Doors + windows changed.

EXPLAIN: multiple addition at the rear.

OVERALL CONDITION:

___ EXCELLENT GOOD

___ FAIR ___ DETERIORATED

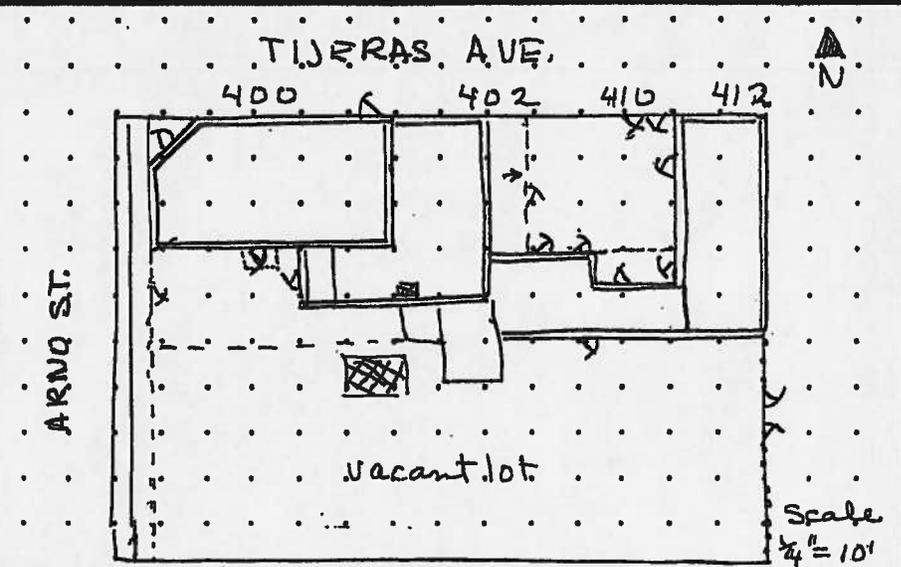
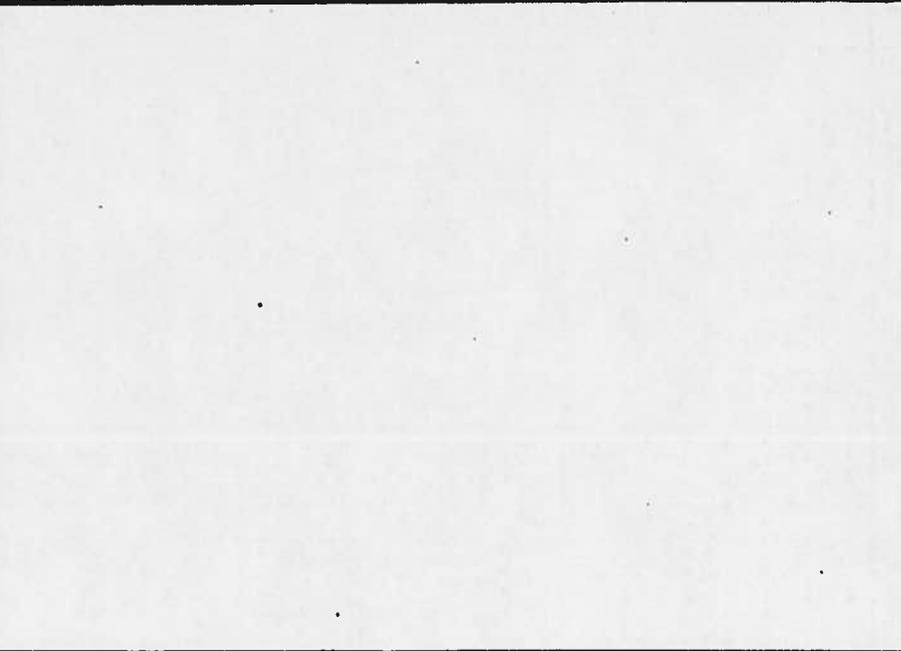
BUILDING THREATENED?

___ YES NO

PHOTO

SITE PLAN

SIGNIFICANCE



LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES ___ NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES ___ NO ___ ELIGIBLE

LOCAL DESIGNATION: HISTORIC DISTRICT

___ SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES NO

SURVEYED 9/20/95 BY ALG

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

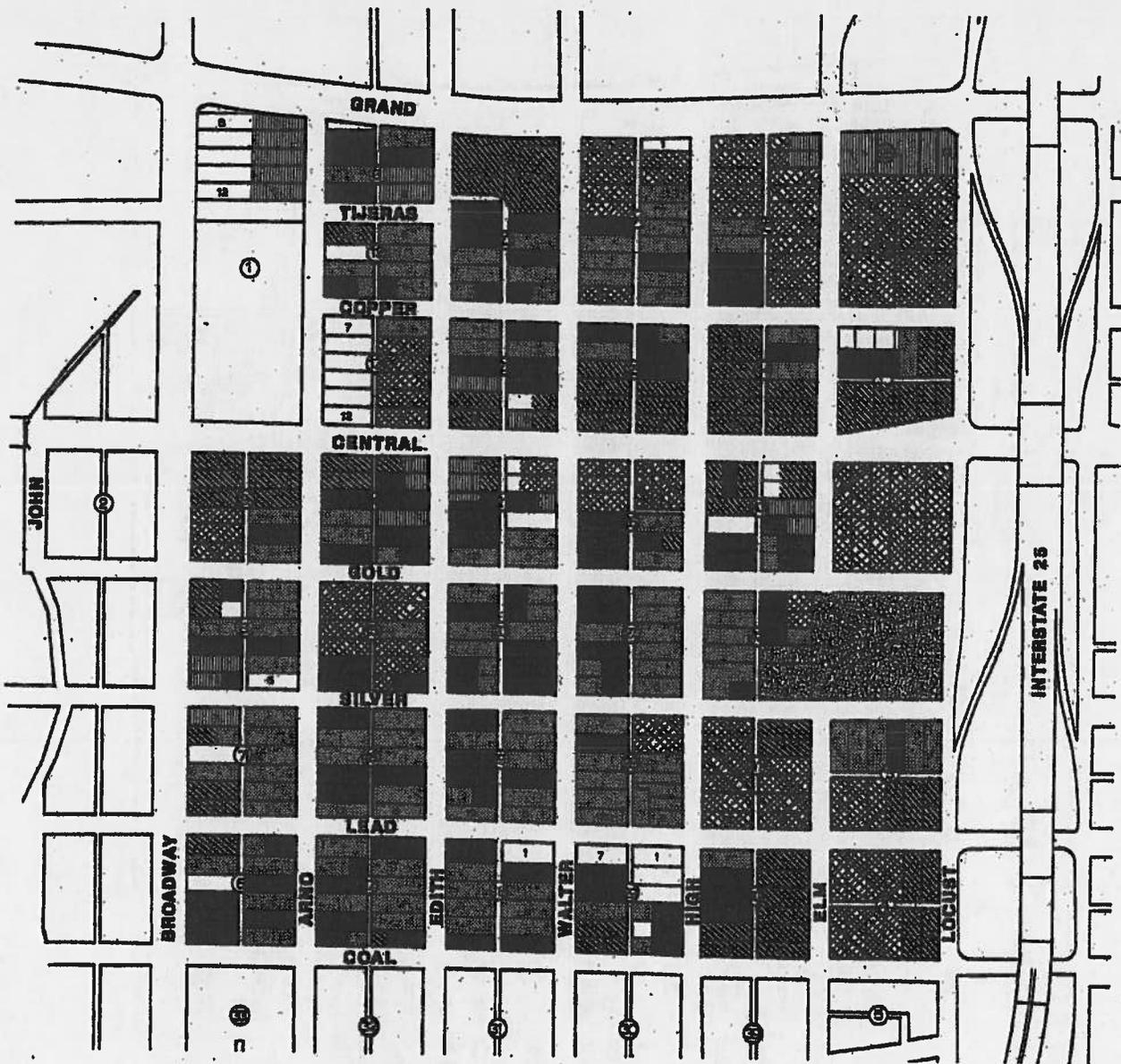
ADDITIONAL PHOTOGRAPHS

ROOFS & DRAINS	Flat roofs with parapets in dentil design. Made with cast stone blocks.
BUILDING WALLS	Cast stone walls Auge Store # 214. Brick walls on enclosed porch at 214. Stucco walls 410 + 412.
FOUNDATIONS	Concrete foundation on main part of building. Eastern additions foundation not visible. Concrete apron at alley.
DOORS	Door at corner entrance is hollow core with a diamond shaped small lite. Other hollow core doors, North side of 400, South side of 410. Other doors not fully visible.
WINDOWS	Auge Store Section # DHW with wood frames, concrete sills. West side has aluminum sliding. DHW on west side of 214. East side of 412 at alley metal casements. North window at 416 411 stationary panes, wood frame.
PORCHES OR PORTALES	Porch enclosed 214, brick walls. Original porch column visible at SW corner. Shed hood over door on South side of 214. Pueblo Revival portal on North side of 410. East side of 402 has a screened porch, original(?)
	Lattice rambla South side of 214 in vacant lot. South additions not fully visible.
COURTYARDS	Courtyard North side of 410. Doors for 402, 410, 412 all open into this space. 8 ft cinder block wall on North.
FENCES/WALLS	Picket fence west side of both lots. Chain link 5 ft fence + gates alley across both lots, and gate on courtyard.
ARCH. DETAILS	3 large stone front arched windows now filled in on NW corner of Auge Store.
OTHER	Cast stone is laid in alternating bands of rusticated + smooth surface. False front on 214 west side.

COMMENTS The "Auge store" complex has suffered the removal of its large stone windows and most doors were replaced. It is still

a viable building that could be renovated. The building has been used as both commercial + residential space. The additions to the East began with an adobe garage circa 1919 and evolved to the present configuration in 1942.

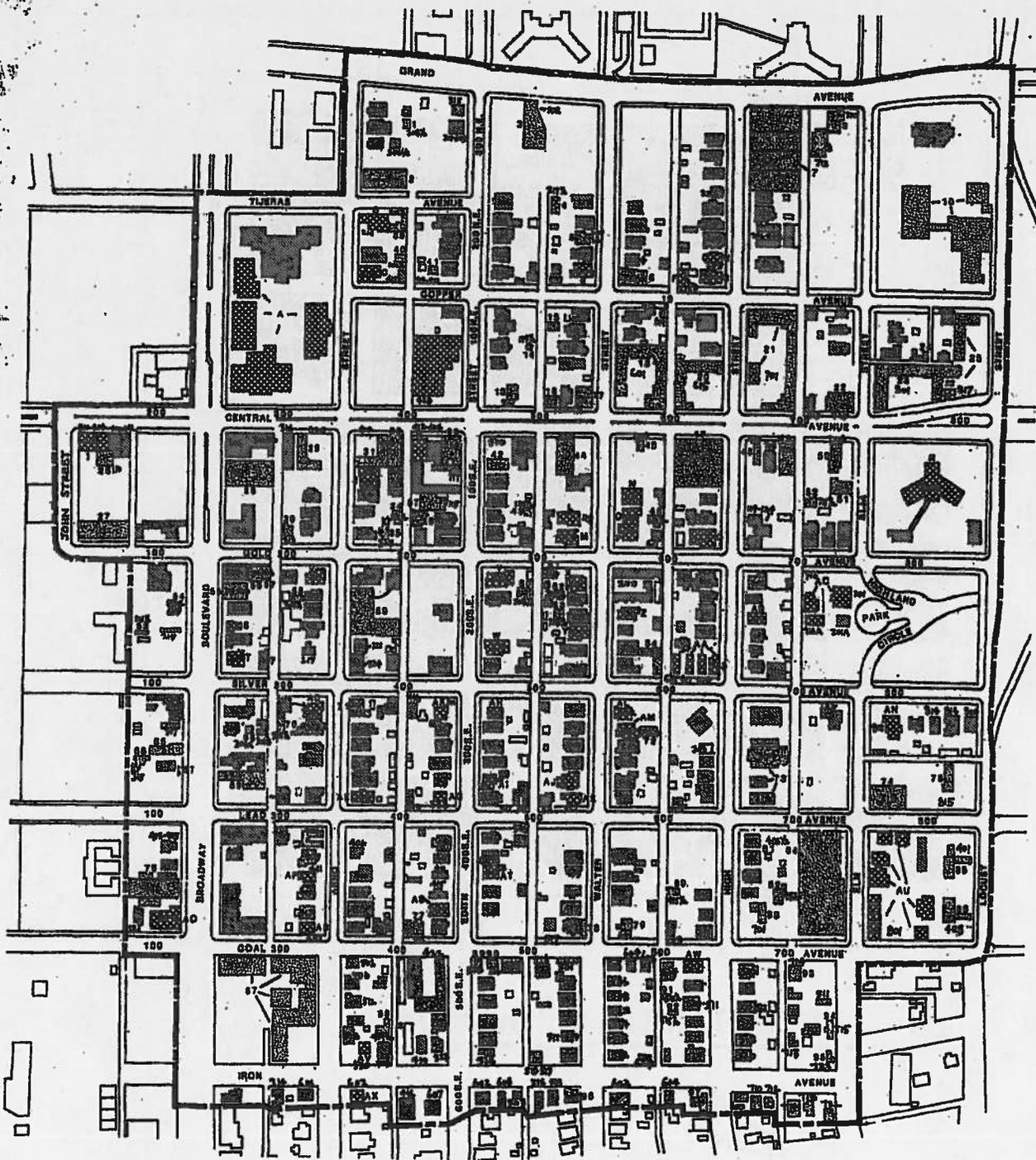
The main building has housed a variety of businesses, Daily Grocery Store, H H Auge Meat market, Coca Cola Bottling Co, Holson Bottling Co., Church of the Nazarenes, 1st Ward School annex, North Arvo Grocery + Romero Delicatessen.



NORTH  **HUNING HIGHLAND /Land Use**

Map 5

-  Single Family
-  Multi-Family
-  Commercial
-  Office
-  Institutional
-  Park
-  Vacant



NORTH  **HUNING HIGHLAND/Historic District/Overlay Zone**

Map 7

 BOUNDARY

 CONTRIBUTING

 SIGNIFICANT

 NON-CONTRIBUTING

Rumpf, Linda

From: Jim Strozier <cp@consensusplanning.com>
Sent: Monday, June 03, 2019 2:28 PM
To: Rumpf, Linda
Cc: Michael Vos
Subject: RE: EPC Comments from Russell - MX-T?

Linda,

Thanks for letting us know about Russell's concerns. The following addresses these from our perspective:

1. The uses need to be evaluated in the context of the existing historic building on the property that has recently been renovated at considerable expense by the property owner.
2. The changes to the building, and any future changes, require approval by the City's Landmarks Commission.
3. Demolition would also require City review and approval, which based on the nature and character of the building, would likely be opposed by City staff and the Landmarks Commission.
4. Based on the existing building and the IDO requirements, many of the MX-L uses that raise concerns would not be feasible as a practical matter.
 - a. The existing building is approximately 3,700 square feet,
 - b. Veterinary clinics, while not large buildings are typically 4,500 s.f. to 6,000 s.f. on the small side,
 - c. Liquor sales are only permitted as an accessory use to a grocery store in mapped areas and this is not a mapped area so it is prohibited, and
 - d. A group home, other than small, wouldn't fit within the existing building and this parcel is within the buffer from an existing facility, so it is also prohibited.
5. The following uses, which are likely and appropriate, would not be permitted in the MX-T zone:
 - a. Restaurant – Permissive in MX-L and Conditional in MX-T
 - b. Bakery or confectionary shop – Permissive in MX-L and Conditional Vacant in MX-T
 - c. Artisan manufacturing – Permissive in MX-L and Conditional in MX-T
 - d. Outdoor dining – Permissive in MX-L and Conditional in MX-T

Hope that helps.

[Jim Strozier, FAICP](#)

Consensus Planning, Inc.
302 8th Street NW
(505) 764-9801

From: Rumpf, Linda <lrumpf@cabq.gov>
Sent: Monday, June 3, 2019 10:36 AM
To: Michael Vos <Vos@consensusplanning.com>
Cc: Jim Strozier <cp@consensusplanning.com>; Rumpf, Linda <lrumpf@cabq.gov>
Subject: EPC Comments from Russell - MX-T?
Importance: High

Hi, Michael and Jim,

Russell thinks MX-T might be a better fit than MX-L.

He's given me some notes on my staff report. I'm attaching them.

The X's on the staff report indicate recommended changes by Russell.

Let me know what you think. Feel free to call me.

FYI – I will be out of town Tues-Thurs and the staff report is due on Thursday.
My goal is to get it finished **today**.

Thanks,
Linda



LINDA RUMPF
planner
o 505.924.3342
e lrumpf@cabq.gov
cabq.gov/planning

=====
This message has been analyzed by Deep Discovery Email Inspector.

NEIGHBORHOOD INFORMATION



EAST DOWNTOWN

Board of Directors

President
Vince DiGregory
Standard Diner

Vice President
John Freisinger
Innovate ABQ

Secretary
Rob Dickson
Paradigm & Company

Treasurer
Lauren Greene
The Grove Café & Market

Lisa Adkins
Fat Pipe ABQ

Bill Bice
ABQid, Verge Fund

Moises Gonzalez
MarAbi Productions, Inc.

Terry Keene
Artichoke Café

David Mahiman
Mahiman Studio Architects

Tim McGivern
Sacred Garden

Josh Rogers
Titan Development

Collin Troy
The Octopus and The Fox

Richard van Schouwen
QStaff Theatre

Todd Walters
Legacy Hospitality

April 8, 2019

Mr. Michael Vos, AICP
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Re: 214 Arno Street NE

Dear Mr. Vos:

The East Downtown (EDo) Neighborhood Association supports the zoning change request for this property, and we appreciate the efforts of Mr. Fleming to improve the neighborhood, as he has been doing with this property over the last couple of years.

Thank you for the opportunity to share our support.

Sincerely,

A handwritten signature in black ink, appearing to read 'Vince DiGregory', written over a horizontal line.

Vince DiGregory, President
For the Board

cc: Mr. Bill Fleming

Michael Vos

From: Michael Vos
Sent: Wednesday, March 27, 2019 10:20 AM
To: rob@abqhigh.com; vinnedigregory@gmail.com
Cc: Jim Strozier; Bill Fleming
Subject: Pre-Application Meeting Notice

Tracking:	Recipient	Read
	rob@abqhigh.com	
	vinnedigregory@gmail.com	
	Jim Strozier	Read: 4/8/2019 5:11 PM
	Bill Fleming	

March 27, 2019

Dear Mr. Dickson, Mr. DiGregory, and the EDo Neighborhood Association:

This email is notification that Consensus Planning is preparing an application for a Zoning Map Amendment – EPC to be submitted to the Environmental Planning Commission (EPC).

The subject site is located at 214 Arno NE (southeast corner of Arno and Tijeras). The site is made up of two lots currently zoned R-1B with a newly renovated historic building located on the corner lot.

The applicant is proposing to change the zoning from R-1B to MX-L (Mixed Use, Low-intensity) to allow for potential commercial uses of the historically commercial building, such as a small bakery, deli, or coffee shop.

As part of the IDO requirements, we are providing you an opportunity to discuss the application prior to submittal. We have scheduled a meeting for Tuesday, April 16, 2019 from 5:00pm until 7:00pm. The meeting will be an open house format beginning at 5:00pm followed by a presentation and question and answer period beginning at 6:00pm. The meeting will be held in the renovated building at 214 Arno Street NE that is part of the proposed request. We look forward to seeing you and other members of the neighborhood there.

Please do not hesitate to email us at cp@consensusplanning.com or vos@consensusplanning.com or contact us by phone at 505-764-9801 if you have any questions or if this meeting date does not work for you.

Sincerely,
Michael Vos, AICP
CONSENSUS PLANNING, INC.
302 Eighth Street NW
Albuquerque, NM 87102
phone (505) 764-9801
vos@consensusplanning.com

Michael Vos

From: Michael Vos
Sent: Wednesday, March 27, 2019 10:17 AM
To: a.louisa.carson@gmail.com; andersonbonnie505@gmail.com
Cc: Jim Strozier; Bill Fleming
Subject: Pre-Application Meeting Notice

Tracking:	Recipient	Read
	a.louisa.carson@gmail.com	
	andersonbonnie505@gmail.com	
	Jim Strozier	Read: 4/8/2019 5:11 PM
	Bill Fleming	

March 27, 2019

Dear Ms. Carson, Ms. Anderson, and the Huning Highland Historic District Association:

This email is notification that Consensus Planning is preparing an application for a Zoning Map Amendment – EPC to be submitted to the Environmental Planning Commission (EPC).

The subject site is located at 214 Arno NE (southeast corner of Arno and Tijeras). The site is made up of two lots currently zoned R-1B with a newly renovated historic building located on the corner lot.

The applicant is proposing to change the zoning from R-1B to MX-L (Mixed Use, Low-intensity) to allow for potential commercial uses of the historically commercial building, such as a small bakery, dell, or coffee shop.

As part of the IDO requirements, we are providing you an opportunity to discuss the application prior to submittal. We have scheduled a meeting for Tuesday, April 16, 2019 from 5:00pm until 7:00pm. The meeting will be an open house format beginning at 5:00pm followed by a presentation and question and answer period beginning at 6:00pm. The meeting will be held in the renovated building at 214 Arno Street NE that is part of the proposed request. We look forward to seeing you and other members of the neighborhood there.

Please do not hesitate to email us at cp@consensusplanning.com or vos@consensusplanning.com or contact us by phone at 505-764-9801 if you have any questions or if this meeting date does not work for you.

Sincerely,
Michael Vos, AICP
CONSENSUS PLANNING, INC.
302 Eighth Street NW
Albuquerque, NM 87102
phone (505) 764-9801
vos@consensusplanning.com



MEETING MINUTES

Project 214 Arno Zoning Map Amendment - EPC

Subject Neighborhood Association Pre-Application Meeting

Date/Time Tuesday, April 16, 2019

Attendance Jim Strozler, Consensus Planning
Michael Vos, Consensus Planning
Paula R. Diepolder, EDO Properties, LLC
Bill Fleming, EDO Properties, LLC
Bonnie Anderson, Huning Highland Historic District Association
Fernando Delgado, Mi Casa ABQ (working on projects in the neighborhood)
David Day, Mi Casa ABQ (working on projects in the neighborhood)
Owen Kramme, Formative Architecture and neighbor
Noreen Kramme, AIA New Mexico and neighbor

Discussion Items

- Paula gave a brief presentation on the history of the building and the variety of uses of the property dating back to 1908.
- Consensus Planning discussed next steps in the application process and going before EPC.
- The Huning Highland Historic District Association has been supportive of what the owner has done with the property and its renovation. The building is part of the Mother's Day tour, so the owner may consider ways to open the space up for that.
- Talked about parking in the East Downtown area, including support given to other projects asking for less parking. This site will likely have low parking requirements and on-street spaces available per the IDO. It was suggested to consider use of the nearby parking structure as another source of parking.
- The idea for a bakery as a potential use was well-received and it was mentioned that a local bakery was recently looking at other locations along Central.

Concerns

- No concerns noted.

Areas of Agreement

- The renovation to the building is a positive thing for the neighborhood and small-scale commercial uses are historically relevant, add to the work done, and bring value to the area.

Areas of Disagreement

- None noted.

Next Steps

- Consensus Planning is planning to submit an application by April 25 for a June EPC hearing.

Name	Organization	Phone/Email
Michael Vos	Consensus Planning	vos@consensusplanning.com
Jim Strozian	in	cp@consensusplanning.com
Paula R. Dipolito	EPD Properties	paula@dipolito.biz
FERNANDO DELGADO	Mi CASA ABQ	fernando@micasaabq.com
DAVID DAY	Mi CASA ABQ	david@micasaabq.com
Noreen Kramme	AIA New Mexico	noreenf14@gmail.com
Owen Kramme	Formative Architecture	owenk@Formativearchitecture.com
David Day	Mi Casa Abq	david@micasaabq.com
Bonnie		