



**Environmental
Planning
Commission**

**Agenda Number: 01
Project Number: 1005354
Case #: 16EPC-40033
September 8, 2016**

Staff Report

Agent	Design Plus, LLC
Applicant	Sawmill, LLC
Request	Sector Development Plan Map Amendment (Zone Change)
Legal Description	Lot 2, Correction plat of Sawmill Village
Location	On 18th St. and Bellamah Ave. NW between Rio Grande Blvd. NW & 12th St. NW
Size	Approximately 1.3 acres
Existing Zoning	SU-2/SU-1 for PRD
Proposed Zoning	SU-2/SU-1 for PRD & Microbrewery

Staff Recommendation
APPROVAL of Case # 16EPC-40033 based on the Findings beginning on Page # 12.

Staff Planner
Vicente M. Quevedo, Planner

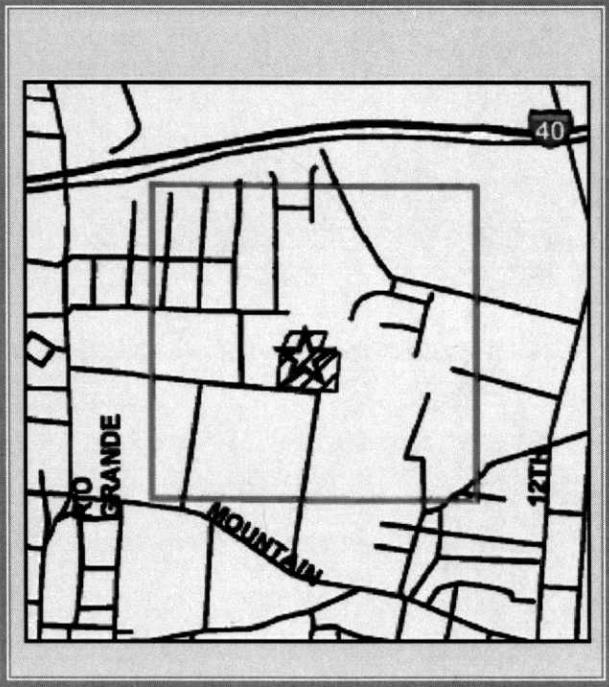
Summary of Analysis

This request is for a Sector Development Plan Map Amendment (Zone Change) to the Sawmill/Wells Park Sector Development Plan for Lot 2, Correction plat of Sawmill Village, an approximately 1.3 acre site from SU-2/SU-1 for PRD to SU-2/SU-1 for PRD & Microbrewery.

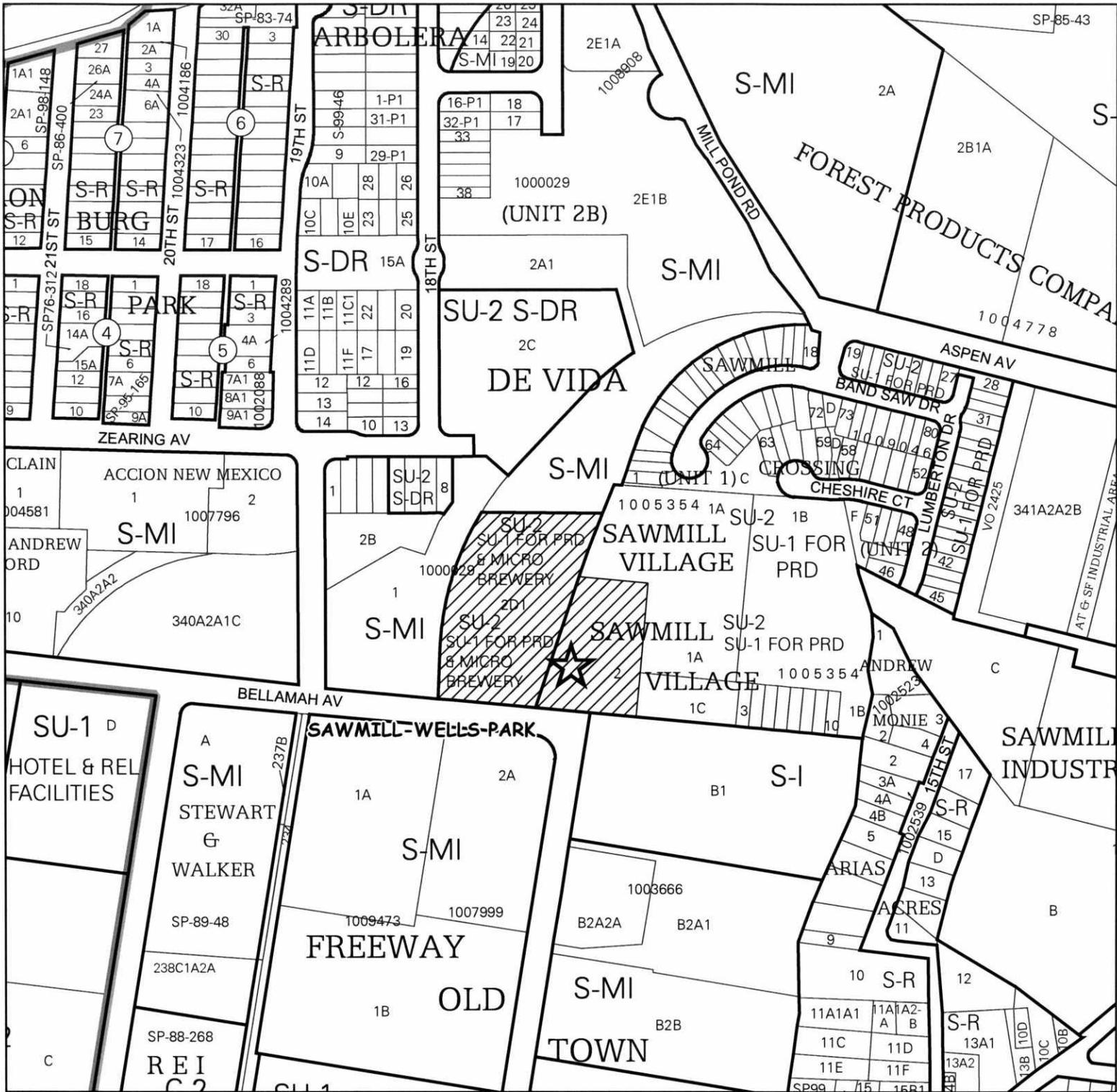
The purpose of the requested action is to align the appropriate zoning designation with the existing microbrewery uses on the subject site.

Staff finds that the request is adequately justified pursuant to R270-1980 and generally fulfills the intent of applicable policies. Staff recommends approval of the zone change.

A facilitated meeting was not recommended by The Office of Neighborhood Coordination. There is no known opposition to this request.



City Departments and other interested agencies reviewed this application from 08/01/2016 to 08/12/2016. Agency comments used in the preparation of this report begin on Page # 17.



ZONING MAP

Note: Grey shading indicates County.



1 inch = 302 feet

Project Number:
1005354
 Hearing Date:
09/08/2016
 Zone Map Page: H-13
 Additional Case Numbers:
16EPC-40033



LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

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

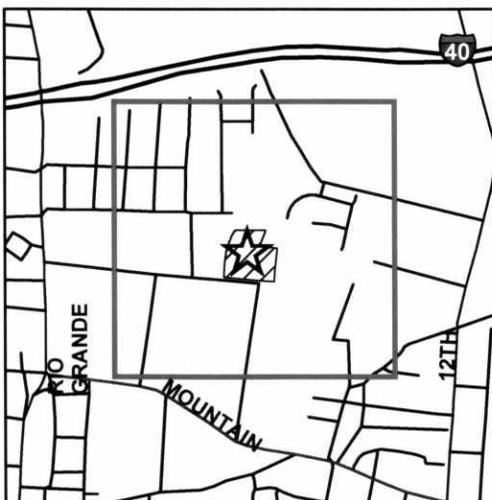


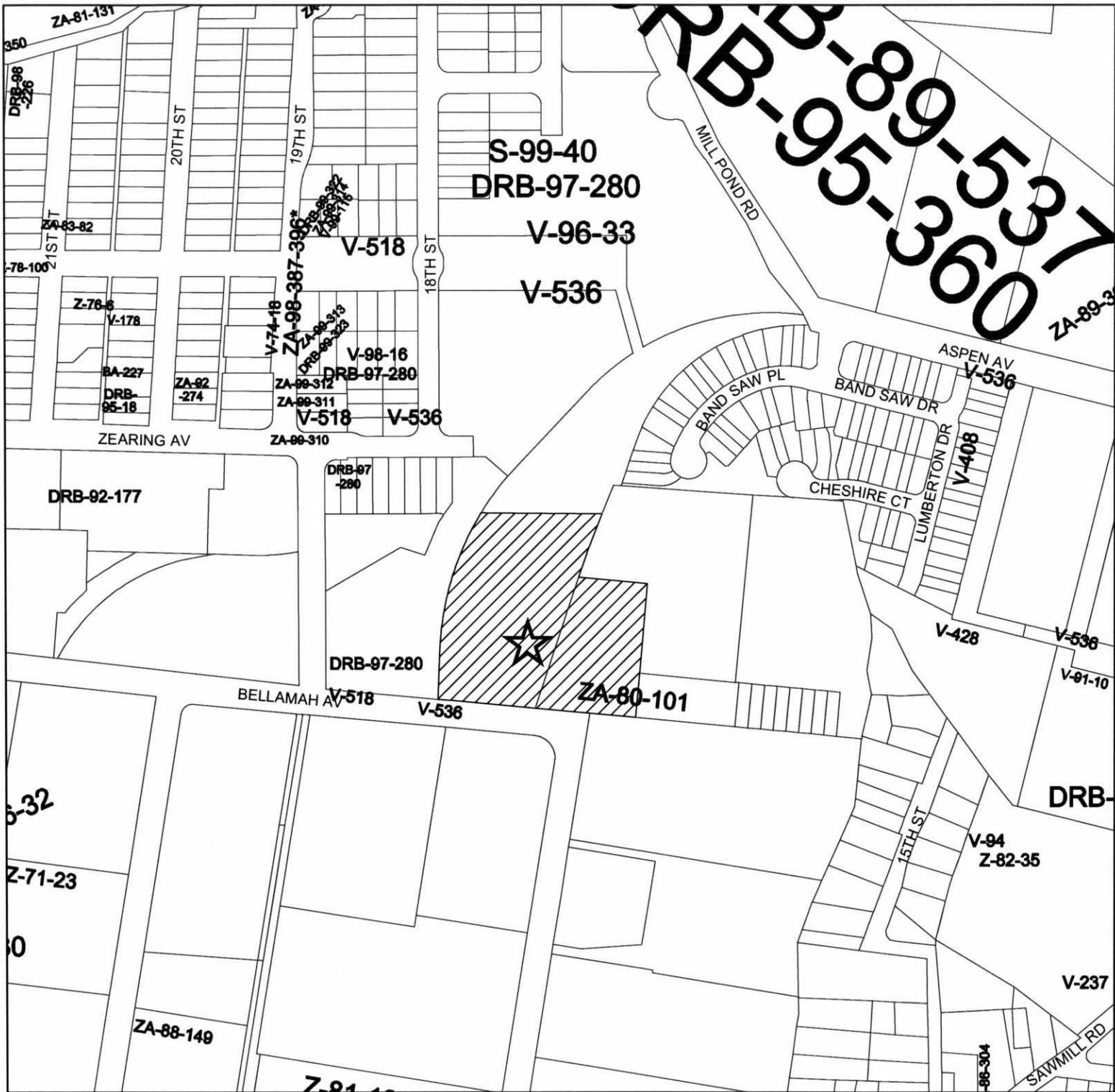
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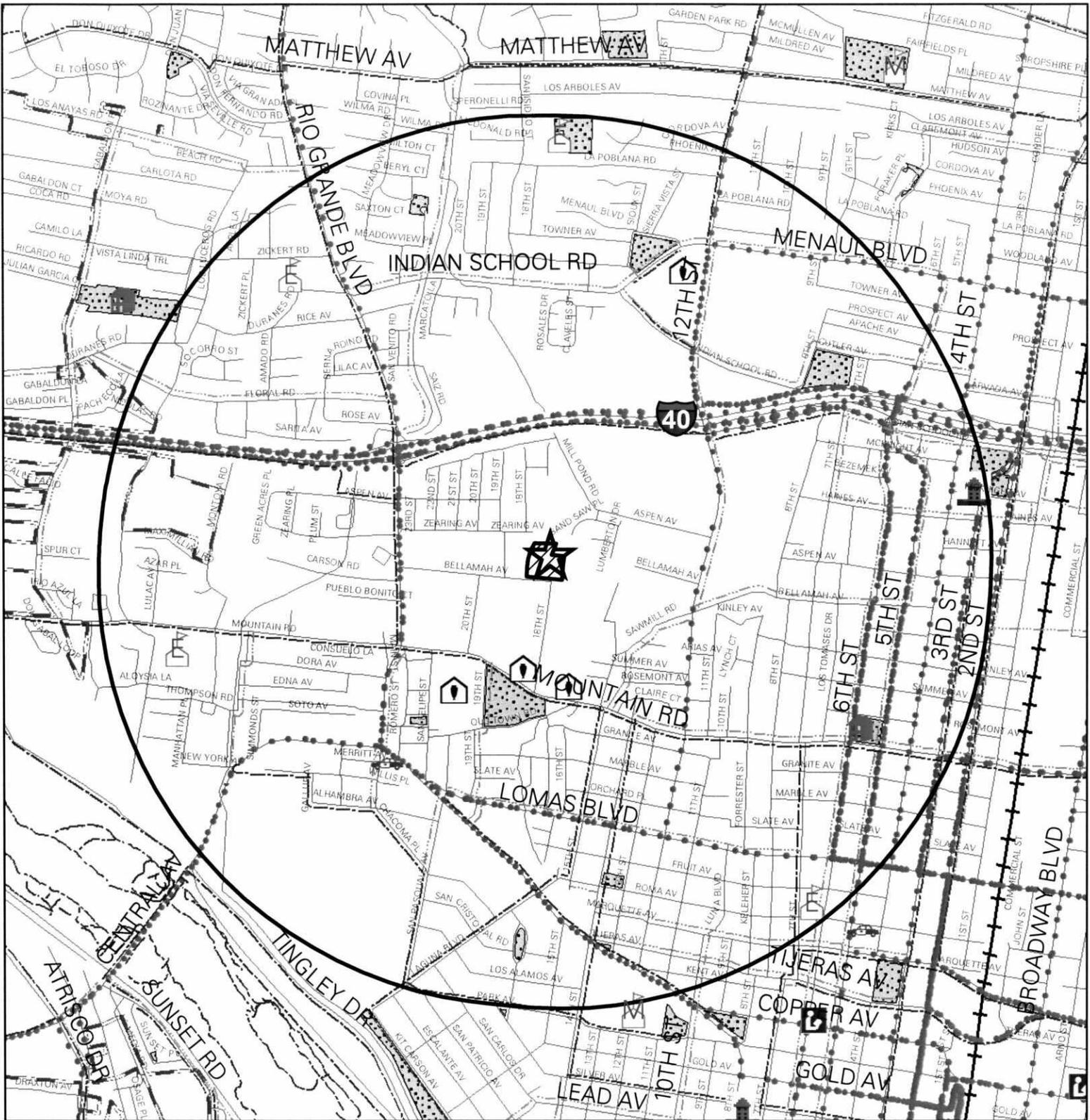
HISTORY MAP

Note: Grey shading indicates County.



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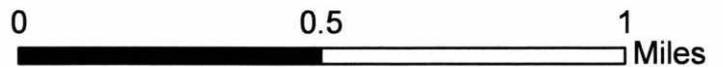


Public Facilities Map with One-Mile Buffer

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



Project Number: 1005354



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-2/SU-1 for PRD	Central Urban, Established Urban, Sawmill-Wells Park Sector Development Plan, Sawmill-Wells Park MRA	Commercial Service
North	SU-2/S-MI, SU-2/SU-1 for PRD	Same as above	Multi-Family Residential, Vacant
South	SU-2/S-MI, SU-2/S-I	Same as above	Industrial / Manufacturing, Commercial Service
East	SU-2/S-I, SU-2/S-MI	Same as above	Manufacturing / Warehouse
West	SU-2/SU-1 for PRD & Microbrewery	Same as above	Vacant

II. INTRODUCTION

Proposal

This is a request for a Sector Development Plan Map Amendment to the Sawmill / Wells Park Sector Development Plan from SU-2/SU-1 for PRD to SU-2/SU-1 for PRD and Microbrewery for an approximately 1.3 acre site located at the intersection of Bellamah Ave. and 18th Street. The subject site is also located within the boundaries of the Sawmill Village Site Development Plan for Subdivision. The purpose of the requested action is to align the appropriate zoning designation with the existing microbrewery use on Lot 2. The remaining parcels within the subdivision boundary will not be affected by the requested change of zone.

EPC Role

The EPC is hearing this case because the EPC has the authority to hear all Zone Map and Sector Development Plan Amendments within the City of Albuquerque. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1) SU-1 Special Use Zone, and 14-16-4-1, Amendment Procedure]. If so, an appeal would go to the Land Use Hearing Officer (LUHO) who then makes a recommendation to City Council [Ref: § 14-16-4-4-(A)(2) Appeal]. This is a quasi-judicial matter.

History/Background

The original sector development plan for the Sawmill area was adopted in 1978. The general plan area for the Sawmill/Wells Park Sector Development Plan (SWPSDP) is bounded by 1-40, Mountain Rd., Rio Grande Blvd., and 5th Street. The plan zoned the subject site M-1, light

manufacturing. Over two-thirds of the plan area was designated as M-1, when in fact the land use was a mixture of businesses, homes, and farms. There was some general decline in the area and more industrial uses emerged. The subject site was formerly the Ponderosa Products industrial site, which was identified as having contaminated ground-water. It was a SARA / Title III monitored site.

The City adopted the SWPSDP in January 1996, establishing SU-2 zoning for the plan area (R-326). The intention of the Plan was to conserve the area's special physical characteristics; to ensure compatibility between residences and businesses; to improve the area's appearance; to improve and expand housing; and to reuse land in ways that further Plan goals. The SWPSDP also provided development guidelines and regulations that respected area history. The Plan was amended in July 2002 to allow more diversity in housing types (R-02-135, Enactment 128-2002). In 2000, the Plan was amended to modify setback, height, and lot size requirements (R-14, Enactment 24-2000). This plan zoned the subject site S-MI, Sawmill Mixed Industrial.

In 1993, the City designated the Sawmill area as blighted, and created the Sawmill Metropolitan Redevelopment Area (MRA). The Sawmill Revitalization Strategy was completed in 1994, but it was not adopted as an MRA Plan. Due to extensive groundwater and soil contamination in the area, the MRA Plan was put on hold until the City had a better understanding of how the land should be remediated. Ultimately, the area was restored to levels that would be suitable for residential use, which was the higher remediation standard.

The Sawmill/Wells Park Community Metropolitan Redevelopment Area Plan (MRA) was adopted in 2005, which led the way for redevelopment in the Sawmill area. Many planning and redevelopment efforts have been underway in the Sawmill/Wells Park area recently. Developments include live/work spaces on the site adjacent west, the Sawmill Lofts (Project #1003311, 04ZHE-00464); the rezoning and site development plan for subdivision for land east of the subject site for market-rate residential units called Cielo at Sawmill (Project #1002981, 06EPC-01590/01591); and rezoning for senior housing approved by the EPC in January 2007 for a site to the northwest (Project #1008095).

In March 2007, the EPC approved a Site Development Plan for Subdivision (07EPC-00107) in conjunction with a Sector Development Plan Map Amendment (07EPC-00109) from SU-2/S-I to SU-2/SU-1 for PRD for Lots 1-10 (that included the subject site) and from SU-2/S-MI to SU-2/SU-1 for PRD and Microbrewery for Tract 2-D-1, Arbolera de Vida, Unit 2B.

On August 12, 2011 the EPC approved an amendment to the approved site development plan for subdivision for Phase II development, located to the west of Phase I, to include a performing arts center, and auxiliary uses such as a café and businesses (Project #1005354, 11EPC-40045).

Context

The subject site is in the Central Urban Area, and the Established Urban Area, of the Comprehensive Plan and within the boundaries of the Sawmill/Wells Park Sector Development Plan. The subject site is not located in a designated activity center, though it is part of the Sawmill/Wells Park MRA.

In the Sawmill area south of Interstate 40 and just west of the Downtown, the subject site is located at the NW corner of Bellamah Avenue and 18th Street, between 19th and 12th Streets. Surrounding the subject site are a variety of uses, including: vacant and operating industrial uses to the south, multi-family and single-family residential uses to the west and north, and vacant land. The Sawmill Community Land Trust homes are to the NW. Other single-family homes are to the SE. The Sawmill Lofts, live-work spaces, are directly west. Two museums are located further south of the subject site. Railroad tracks run along the site's western side.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The LRRS designates Bellamah Ave. and Mountain Rd. as Major Collectors.

The LRRS designates Rio Grande Blvd. as a Minor Arterial.

The LRRS designates 18th Street as a Local Street.

Comprehensive Plan Corridor Designation

Interstate 40 is designated as an existing Express Transit Corridor. The intent of this corridor type is to create a network of roadways that would be dedicated to developing higher speeds with fewer interruptions to travel for the car and public transit vehicles. This corridor is located approximately 1500 ft. north of the subject site.

Rio Grande Blvd. is designated as an existing Enhanced Transit Corridor. The intent of this corridor type is to design or redesign roadways to improve transit and pedestrian opportunities for residents, businesses and other users. The goal is to provide transit service competitive with the car, and develop adjacent land uses and intensities that promote use of transit.

Trails/Bikeways

There is an existing Bike Boulevard along Mountain Rd. south of the subject site. A Bike Lane is located along Rio Grande Blvd. west of the subject site. The I-40 Multiple Use Trail is located along I-40 adjacent to the Old Albuquerque Ditch north of the subject site.

Transit

Transit service is provided along 12th St. east of the subject site. Transit routes along 5th and 6th St. and a bus stop is located across the 5th St. right-of-way southeast of the subject site. Transit routes along 5th and 6th Street include the Taylor Ranch Express (Route 92), Academy Commuter (Route 93), the Unser Express (Route 94), and Menaul (Route 8).

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.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The existing zoning for the subject site is SU-2/SU-1 for PRD. The SU-1 special use zone (Zoning Code §14-16-2-22) provides suitable sites for uses that are special, and for which the appropriateness of the use to a specific location depends upon the character of the site design. When the SU-1 zoning was requested a site development plan was associated with it as required (see also the History section of this report). Planned Residential Development (PRD) is a permissive use in the SU-1 zone. Subsection (B)(25) states that: “Allowed uses include single-family houses, townhouses, apartments, associated accessory structures and home occupations (as regulated by the R-1 zone). Residence/work spaces are allowed as approved by the Planning Commission. O-1 permissive and C-1 permissive uses may be allowed, up to 25% of the total gross floor area of the development, as approved by the Planning Commission.” [emphasis added]. The applicant will maintain the SU-2/SU-1 for PRD designation as part of the request.

The proposed zoning for the subject site is SU-2/SU-1 for PRD and Microbrewery. The term microbrewery is not defined in the Zoning Code. However, there is an existing microbrewery on the subject site. The microbrewery operations currently include a restaurant, manufacturing (brewing), sales of beer for on and off premise consumption and wholesaling. The restaurant use is already permissive under the PRD designation. Approval of the requested Microbrewery designation would allow manufacturing (brewing), sales of beer for on and off premise consumption and wholesaling in conjunction with a New Mexico Small Brewers License. A New Mexico Small Brewers License was approved for the subject site on June 27, 2013. These uses are typical under a microbrewery zoning designation. The purpose of the requested action is to align the appropriate zoning designation with the existing microbrewery use on Lot 2.

Albuquerque / Bernalillo County Comprehensive Plan

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

The subject site is located in the area designated Central Urban by the Comprehensive Plan with a Goal to “Promote the Central Urban Area as a focus for arts, cultural, and public facilities/activities while recognizing and enhancing the character of its residential neighborhoods and its importance as the historic center of the City.” Applicable policies include:

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

The request furthers Policy II.B.6.b. because the existing uses on the subject site have contributed to upgrading efforts on a former brownfield site within the City of Albuquerque. The requested action will align the appropriate zoning designation with the existing microbrewery use on Lot 2 and thus ensure that the existing uses on the subject site will continue.

II.B.5. Established Urban Area.

The Central Urban Area of the Comprehensive Plan is a portion of the Established Urban Area and as such is subject to applicable policies of section II.B.5. The goal of the Established Urban Area is to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.” Applicable policies include:

Policy II.B.5.d.: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The request furthers Policy II.B.5.d. because the location, intensity, and design related to the existing microbrewery and retail space were considered by the EPC in 2007 (Project #1005354, 07EPC-00109/00107) and found to be appropriately located to respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resource of other social, cultural and recreational concerns.

Policy II.B.5.i.: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

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

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

The request partially furthers Policy II.B.5.l. because while it will align the appropriate zoning designation with the existing uses on the subject site which are part of an existing innovative mixed-use project designed with a dynamic mix of residential spaces, retail, restaurant and microbrewery uses, it will not result in any new development.

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

The request furthers Policy II.B.5.m. because it will maintain the existing uses on the subject site that have been sited to improve the quality of the visual environment in the Sawmill / Wells Park area.

II.C.9. Community Identity and Urban Design

The goal is to preserve and enhance the natural and built characteristics, social, cultural and historic features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods. Applicable policies include:

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

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

II.D.5. Housing

The goal is to increase the supply of affordable housing; conserve and improve the quality of housing; ameliorate the problems of homelessness, overcrowding, and displacement of low income residents; and assure against discrimination in the provision of housing.

Policy II.D.5.a: The supply of affordable housing shall be preserved and increased and the opportunity to obtain standard housing for a reasonable proportion of income assured.

The request furthers Policy II.D.5.a. because the existing Sawmill Village development increases the opportunity for residents to obtain standard housing for a reasonable proportion of income. According to the applicant, Sawmill Village has been developed with 85 affordable housing units serving residents at 50%, 60%, and 80% of the area median income within the Albuquerque Metropolitan Statistical Area. The requested change of zone will not have an adverse impact to the amount of existing affordable housing on the subject site.

II.D.6. Economic Development

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

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

The request furthers Policy II.D.6.b. because the requested change of zone will ensure that the existing microbrewery uses that is run by an outside firm will be able to continue to operate and possibly expand in the near future.

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

The request furthers Policy II.D.6.d. because the existing microbrewery use is located in close proximity to Old Town and the Sawmill Village development promotes and markets to the local tourist industry. The requested change of zone will serve to enhance the existing uses on the subject site and allow the business to capture business from the tourist market.

Sawmill / Wells Park Sector Development Plan (Rank III)

The Sawmill/Wells Park Sector Development Plan (SWPSDP) was first adopted in 1978 (the 1978 Plan) and then was revised and adopted in 1996 (Enactment No.128-2002). The SWPSDP generally encompasses properties between Interstate 40 to the north and Mountain Rd. to the south, Rio Grande Blvd. to the west, and properties east of 5th St. on the east. Specific boundaries

are shown on p. 2 of the plan. The subject site is located two blocks west of the Plan's eastern boundary (4th St.).

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

Community Goals:

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

Community Issues:

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

Sawmill / Wells Park Community Metropolitan Redevelopment Area Plan

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

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

The requested action will serve to allow the Sawmill Village development to continue to address the following Sawmill / Wells Park MRA plan priority projects:

- *Maintain a scale of new retail/office or other commercial that preserves the character of the area, supports living wage jobs for local residents;*
- *Develop commercial and industrial space that benefits the community with job creation and needed services.*

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

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

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

Analysis of Applicant's Justification

Note: Policy is in regular text; Applicant's justification is in *italics*; staff's analysis is in ***bold italics***

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

A proposed change is found to be consistent with the health, safety, morals and general welfare of the city by demonstrating that it furthers applicable goals and policies of the Comprehensive Plan and other applicable plans such as the Sawmill / Wells Park Sector Development Plan and the Sawmill / Wells Park Metropolitan Redevelopment Plan.

Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers a preponderance of applicable goals and policies from the Comprehensive Plan and other applicable plans, which the applicant has done in the response to Section C.

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

The zoning designation correction will achieve land use stability by establishing an appropriate microbrewery designation with an existing microbrewery on the subject site.

The requested change of zone will achieve land use stability by aligning an appropriate zoning designation with the existing microbrewery use on the subject site.

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

Refer to Policy Analysis section beginning on page 4 of this Staff Report.

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

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

Correcting [the zoning designation] is more advantageous to the community because it will encourage appropriate future growth in the area for the existing retail spaces located in

Building B (Lot 2) which fulfill important recreational, economic development and community-focused activities in the area.

The existing zoning designation has created a changed condition that the request will remedy. The request will align an appropriate zoning designation with the existing microbrewery use on the subject site. Approval of the request is more advantageous to the community because it will encourage appropriate future growth on the subject site.

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

This request does not include any new uses that will be harmful to adjacent properties. The requested zoning will not be harmful because the use already exists on the subject site.

The request does not include any new uses that will be harmful to adjacent properties. The requested zoning designation already exists on the adjacent parcel west of the subject site.

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

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

The requested action will not require any unprogrammed capital expenditures by the City.

The requested action will not require any unprogrammed capital expenditures by the City.

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

The cost of land or other economic considerations are not the determining factor for the zone change.

The cost of land or other economic considerations are not the determining factor for the zone change. The request has been justified by demonstrating that the request furthers a preponderance of applicable goals and policies from the Comprehensive Plan and other applicable plans.

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

The subject site is not located on a collector or major street.

While Bellamah Ave. is designated a Major Collector by the Mid Region Council of Governments Long Range Roadway System Map, the request is not being justified based on location on a collector or major street, rather the purpose of the request is to align an appropriate zoning designation with an existing microbrewery use on the subject site.

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- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a “spot zone.” Such a change of zone may be approved only when:
1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

This request does not constitute a spot zone because the subject site is adjacent to a parcel of land that already contains the zoning designation being sought by this request.

The request will not constitute a spot zone because the requested zoning designation already exists on the adjacent parcel west of the subject site.

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called “strip zoning.” Strip commercial zoning will be approved only where:
1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

While the requested zoning may be commercial in nature, this request will not result in strip commercial zone because the subject site is not a strip of land along a street.

The request will not result in strip zoning because the requested zoning will not be applied to a strip of land along a street.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

Agencies reviewed this request from August 1, 2016 to August 12, 2016. Planning Staff did not receive any adverse comments regarding the requested change of zone.

Neighborhood/Public

The Sawmill Area Neighborhood Association and the North Valley Coalition were notified of this request as well as property owners within 100 feet of the subject site. This case was not recommended for facilitation. Planning Staff did not receive any public comments regarding the requested action, and there is no known opposition to this request.

V. CONCLUSION

This is a request for a Sector Development Plan Map Amendment to the Sawmill / Wells Park Sector Development Plan from SU-2/SU-1 for PRD to SU-2/SU-1 for PRD and Microbrewery for an approximately 1.3 acre site located at the intersection of Bellamah Ave. and 18th Street. The subject site is also located within the boundaries of the Sawmill Village Site Development Plan for Subdivision. The purpose of the requested action is to align the appropriate zoning designation with the existing microbrewery use on Lot 2. The remaining parcels within the subdivision boundary will not be affected by the requested change of zone.

The applicant has adequately justified the requested zone change according to the requirements of R270-1980 by demonstrating that the request will achieve land use stability by aligning an appropriate zoning designation with the existing microbrewery use on the subject site, and that the request furthers a preponderance of applicable goals and policies from the Comprehensive Plan, Sawmill / Wells Park Sector Development Plan and Sawmill / Wells Park Metropolitan Redevelopment Plan. Staff is recommending approval of the request based on the findings as outlined in the staff report.

FINDINGS - 16EPC-40033 – September 8, 2016 – Sector Development Plan Map Amendment

1. This is a request for a Sector Development Plan Map Amendment for Lot 2, Correction plat of Sawmill Village located on 18th St. and Bellamah Ave. NW between Rio Grande Blvd. NW and 12th St. NW and containing approximately 1.3 acres.
2. This is a request for a Sector Development Plan Map Amendment to the Sawmill / Wells Park Sector Development Plan from SU-2/SU-1 for PRD to SU-2/SU-1 for PRD and Microbrewery for an approximately 1.3 acre site located at the intersection of Bellamah Ave. and 18th Street. The purpose of the requested action is to align the appropriate zoning designation with the existing microbrewery use on Lot 2.
3. The original SU-2/S-I and SU-2/S-MI zoning that included the subject site was established when the City of Albuquerque adopted the Sawmill / Wells Park Sector Development Plan in January 1996, establishing SU-2 zoning for the plan area (R-326).
4. In March 2007, the EPC approved a Site Development Plan for Subdivision (07EPC-00107) in conjunction with a Sector Development Plan Map Amendment (07EPC-00109) from SU-2/S-I to SU-2/SU-1 for PRD for Lots 1-10 (that included the subject site) and from SU-2/S-MI to SU-2/SU-1 for PRD and Microbrewery for Tract 2-D-1, Arbolera de Vida, Unit 2B.
5. On August 12, 2011 the EPC approved an amendment to the approved site development plan for subdivision for Phase II development, located to the west of Phase I, to include a performing arts center, and auxiliary uses such as a café and businesses (Project #1005354, 11EPC-40045).
6. There is an existing microbrewery on the subject site, and a New Mexico Small Brewers License was approved for the subject site on June 27, 2013.
7. The microbrewery operations currently include a restaurant, manufacturing (brewing), sales of beer for on and off premise consumption and wholesaling.
8. The existing restaurant use is permissive under the existing PRD zoning designation for the subject site.
9. Approval of the requested microbrewery designation for the subject site would allow manufacturing (brewing), sales of beer for on and off premise consumption and wholesaling

in conjunction with a New Mexico Small Brewers License. These uses are typical under a microbrewery zoning designation.

10. The Albuquerque/Bernalillo County Comprehensive Plan, Sawmill/Wells Park Sector Development Plan, Sawmill/Wells Park Metropolitan Redevelopment Area Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
11. The subject site is within the Established Urban Area of the Comprehensive Plan. The request furthers the following applicable policies of the Comprehensive Plan:
- A. Policy II.B.6.b: Upgrading efforts in neighborhoods within the Central Urban Area should be continued and expanded and linkages between residential areas and cultural / arts / recreation facilities.”
- The request furthers Policy II.B.6.b. because the existing uses on the subject site have contributed to upgrading efforts on a former brownfield site within the City of Albuquerque. The requested action will align the appropriate zoning designation with the existing microbrewery use on Lot 2 and thus ensure that the existing uses on the subject site will continue.*
- B. Policy II.B.5.d.: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.
- The request furthers Policy II.B.5.d. because the location, intensity, and design related to the existing microbrewery and retail space were considered by the EPC in 2007 (Project #1005354, 07EPC-00109/00107) and found to be appropriately located to respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resource of other social, cultural and recreational concerns.*
- C. Policy II.B.5.i.: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
- The request furthers Policy II.B.5.i. because the scale of the existing service uses on the subject site are located to complement the surrounding residential areas. The site design of the existing uses have also been sited to minimize adverse effects of noise, lighting, pollution and traffic.*
- D. Policy II.B.5.m.: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

The request furthers Policy II.B.5.m. because it will maintain the existing uses on the subject site that have been sited to improve the quality of the visual environment in the Sawmill / Wells Park area.

- E. Policy II.D.5.a.: The supply of affordable housing shall be preserved and increased and the opportunity to obtain standard housing for a reasonable proportion of income assured.

The request furthers Policy II.D.5.a. because the existing Sawmill Village development increases the opportunity for residents to obtain standard housing for a reasonable proportion of income. According to the applicant, Sawmill Village has been developed with 85 affordable housing units serving residents at 50%, 60%, and 80% of the area median income within the Albuquerque Metropolitan Statistical Area. The requested change of zone will not have an adverse impact to the amount of existing affordable housing on the subject site.

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

The request furthers Policy II.D.6.b. because the requested change of zone will ensure that the existing microbrewery uses that is run by an outside firm will be able to continue to operate and possibly expand in the near future.

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

The request furthers Policy II.D.6.d. because the existing microbrewery use is located in close proximity to Old Town and the Sawmill Village development promotes and markets to the local tourist industry. The requested change of zone will serve to enhance the existing uses on the subject site and allow the business to capture business from the tourist market.

12. The request partially furthers the following applicable policies of the Comprehensive Plan:

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

The request partially furthers Policy II.B.5.l. because while it will align the appropriate zoning designation with the existing uses on the subject site which are part of an existing innovative mixed-use project designed with a dynamic mix of residential spaces, retail, restaurant and microbrewery uses, it will not result in any new development.

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

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

style and pattern of development. The requested change of zone will not alter these existing elements and features.

13. The request furthers the following applicable community goals and community issues of the Sawmill/Wells Park Sector Development Plan:

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

A. Community Goals:

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

B. Community Issues:

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

14. The requested action will serve to allow the Sawmill Village development to continue to address the following Sawmill / Wells Park MRA plan priority projects:

- *Maintain a scale of new retail/office or other commercial that preserves the character of the area, supports living wage jobs for local residents;*
- *Develop commercial and industrial space that benefits the community with job creation and needed services.*

15. The applicant has justified the zone change request pursuant to R-270-1980 as follows:

- A. Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers a preponderance of applicable goals and policies from the Comprehensive Plan and other applicable plans, which the applicant has done in the response to Section C.
- B. The requested change of zone will achieve land use stability by aligning an appropriate zoning designation with the existing microbrewery use on the subject site.
- C. Refer to Findings 11 – 14 above.
- D. The existing zoning designation has created a changed condition that the request will remedy. The request will align an appropriate zoning designation with the existing microbrewery use on the subject site. Approval of the request is more advantageous to the community because it will encourage appropriate future growth on the subject site.

-
- E. The request does not include any new uses that will be harmful to adjacent properties. The requested zoning designation already exists on the adjacent parcel west of the subject site.
 - F. The requested action will not require any unprogrammed capital expenditures by the City.
 - G. The cost of land or other economic considerations are not the determining factor for the zone change. The request has been justified by demonstrating that the request furthers a preponderance of applicable goals and policies from the Comprehensive Plan and other applicable plans.
 - H. While Bellamah Ave. is designated a Major Collector by the Mid Region Council of Governments Long Range Roadway System Map, the request is not being justified based on location on a collector or major street, rather the purpose of the request is to align an appropriate zoning designation with an existing microbrewery use on the subject site.
 - I. The request will not constitute a spot zone because the requested zoning designation already exists on the adjacent parcel west of the subject site.
 - J. The request will not result in strip zoning because the requested zoning will not be applied to a strip of land along a street.
16. The Sawmill Area Neighborhood Association and the North Valley Coalition were notified of this request as well as property owners within 100 feet of the subject site. This case was not recommended for facilitation. Planning Staff did not receive any public comments regarding the requested action, and there is no known opposition to this request.

RECOMMENDATION - 16EPC-40033 – September 8, 2016

APPROVAL of 16EPC-40033, a request for a Sector Development Plan Map Amendment from SU-2/SU-1 for PRD to SU-2/SU-1 for PRD and Microbrewery for Lot 2, Correction plan of Sawmill Village, based on the preceding Findings.



***Vicente M. Quevedo
Planner***

Notice of Decision cc list:

Design Plus, LLC, 2415 Princeton Dr. NE Suite G-2, Albuquerque, NM 87107
Sawmill, LLC, 4528 Carlisle Blvd. NE, Albuquerque, NM 87109
Devin H. Chapman, 520 Lomas Blvd. NW, Albuquerque, NM 87102
Thomas Hopkins, 918 19th St. NW, Albuquerque, NM 87104
Peggy Norton, P.O., Box 70232, Albuquerque, NM 87104
Doyle Kimbrough, 2327 Campbell Rd. NW, Albuquerque, NM 87104

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Reviewed, no adverse comments.

Office of Neighborhood Coordination

- Sawmill Area NA (R), North Valley Coalition
- Proof provided in packet that Agent/Applicant did contact ONC for their Inquiry Letter on 7/13/16 – siw
- Proof provided in packet that Agent/Applicant did send out certified mail to the NA's on 7/26/16 - dlc

Long Range Planning

16EPC-40033 Zone Map Amendment (Zone Change)

Comments:

Long Range Planning supports the intent to rectify land use and zoning.

Metropolitan Redevelopment Agency

No comments received.

CITY ENGINEER

Transportation Development

Reviewed, no adverse comments.

Hydrology Development

Reviewed, no adverse comments.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

No comments received.

Traffic Engineering Division

Per MRCOG's 2040 Long Range Bikeway System Map, Bellamah Ave. is a designated Bicycle Route running through the middle of this property from east to west. There is also a Bicycle Route on 18th Street the ends at the midpoint of this site's southern boundary.

WATER UTILITY AUTHORITY

Utility Services

1. 16EPC-40033 Zone Map Amendment (Zone Change)

- a. Previous availability statement #110603 has been issued. For future development within undeveloped property, a new request for availability is required as the previous statement has expired. The submittal shall include an approved Fire 1 Plan from the City fire marshal's office, which includes the fire flow requirements. An availability request form can be filled out by following the link:
http://www.abcwua.org/Availability_Statements.aspx

ENVIRONMENTAL HEALTH DEPARTMENT

No comments received.

PARKS AND RECREATION

Planning and Design

16EPC-40033 Zone Map Amendment (Zone Change)

No objections to the request. Suggest consideration of pedestrian and bicycle access and connectivity within the existing and proposed development including potential for future use of rail corridor for trail use and/ or linear park

Open Space Division

No comments received.

City Forester

No comments received.

POLICE DEPARTMENT/Planning

No comments received.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Reviewed, no adverse comments.

FIRE DEPARTMENT/Planning

No comments received.

TRANSIT DEPARTMENT

No comments received.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No comments received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no adverse comments.

ALBUQUERQUE PUBLIC SCHOOLS

Town of Albuquerque Grant, Tract 2-D-1 of Arbolera De Vida, Unit 2B, Lot 2, of Lots 1 through 10 with town of Albuquerque Grant in projected Sections 7 & 18, Township 10 North, Range 3 East, Tract 2-D-1, Arbolera De Vida, Unit 2, located on Eighteenth Street and Bellamah, between Rio Grande Blvd. and Twelfth Street. The owner of the above property requests approval of a Zone Change from SU-2/SU-1 for PRD and Microbrewery to SU-2/SU-1 for PRD. The proposed zone change will include the development 178 Apartments and 8 Town homes. The proposed residential development will have impacts to the Reginald Chavez Elementary School, Washington Middle School, and Albuquerque High School. Currently, all three schools have excess capacity.

Loc No	School	2015-16 40th Day	Capacity	Space Available
330	Reginald Chavez ES	309	350	41
465	Washington MS	469	678	209
590	Albuquerque HS	1,824	1,900	76

Residential Units: 186
Est. Elementary School Students: 48
Est. Middle School Students: 20
Est. High School Students: 20
Est. Total # of Students from Project: 88

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

MID-REGION COUNCIL OF GOVERNMENTS

Reviewed, no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comments received.

PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for Approval for Project #1005354 Zone Change (Sawmill Village Parcel 1: from SU-2 / SU-1 for PRD & Microbrewery to SU-2 / SU-1 for PRD; Parcel 2: from SU-2 / SU-1 for PRD to SU-2 / SU-1 for PRD and Microbrewery) 16EPC-40033

PNM has no comments based on information provided to date.

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

AMENDED OFFICIAL NOTIFICATION OF DECISION

August 30, 2016

City of Albuquerque, Planning Dept.
600 Second St. NW, 3rd Floor
Albuquerque, NM 87102

Project# 1001195
16EPC-40031 Update to the Albuquerque/ Bernalillo
County Comprehensive Plan and associated text
amendments to the Complete Streets Ordinance (O-14-27).
City-wide.

Staff Planners: Catalina Lehner and Mikaela Renz-Whitmore

On August 25, 2016 the Environmental Planning Commission (EPC) voted to CONTINUE Project #1001195/16EPC-40031, an update to the Albuquerque/Bernalillo County Comprehensive Plan and associated text amendments to the Complete Streets Ordinance (O-14-27), to the September 1, 2016 hearing based on the following findings:

FINDINGS:

Albuquerque

NM 87103

www.cabq.gov

1. The request is for an update to the Albuquerque/Bernalillo County Comprehensive Plan (1989, as subsequently amended, the "Comp Plan"). The update, which will reflect new demographic trends and anticipated growth in the region, is designed to more effectively coordinate land use and transportation and to leverage and enhance a sense of place.
2. The Comp Plan applies to land within the City of Albuquerque municipal boundaries and to the unincorporated area of Bernalillo County (the "County"). Incorporated portions of the County that are separate municipalities are not included.
3. Council Bill No. R-14-46 (Enactment R-2014-022) became effective on May 7, 2014, which directed the City to update the Comp Plan.
4. The EPC's task is to make a recommendation to the City Council regarding the Comp Plan update. As the City's Planning and Zoning Authority, the City Council will make the final decision. The EPC is the Council's recommending body with important review authority. Adoption of an updated City Master Plan (Comp Plan) is a legislative matter.
5. The existing, key concept of Centers and Corridors will remain the same, as will the boundaries of existing Centers. In the City, the existing development areas (Central Urban, Developing & Established Urban, Semi-Urban, and Rural) will be replaced with Areas of Change and Areas of Consistency. In the County, the development areas will remain the same.

AMENDED OFFICIAL NOTICE OF DECISION

Project #1001195

August 30, 2016

Page 2 of 3

6. The 2016 Comp Plan update incorporates changes in the narrative descriptions as well as the goals, policies, and actions of each existing chapter. Approximately 90% of existing Goals and policies from the City's various Sector Plans (Rank III) and Area Plans (Rank II), except for facility plans and Metropolitan Redevelopment Area (MRA) plans, have been integrated into the updated Comp Plan. Many of these Goals and policies address similar topics and/or can be expanded to apply City-wide.
7. The EPC is continuing this item to allow Staff the opportunity to respond to comments received from the public on August 26, 2016. The floor is closed and no further comment will be taken.

PROTEST: It is not possible to appeal EPC recommendations to the City Council. Rather, a formal protest of the EPC's recommendation can be filed within the 15 day period following the EPC's decision, which in this case is by 5 pm on **SEPTEMBER 9, 2016**.

APPEAL TO THE CITY COUNCIL: If you wish to appeal a final decision, you must do so in the manner described below. A non-refundable filing fee is required at the time the appeal is filed. For more information regarding the appeal process, please refer to Zoning Code Section 14-16-4-4.

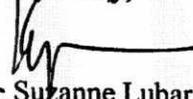
Persons aggrieved with a determination of the EPC, and who have legal standing as defined in Zoning Code Section 14-16-4-4(B)(2), may file an appeal to the City Council by submitting a written application, on Planning Department forms, to the Planning Department within 15 days of the decision. The date the determination in question is not included in the 15-day period for filing an appeal and, if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered the deadline for filing the appeal.

Appeals to the City Council are heard by the Land Use Hearing Office (LUHO), who will make a recommendation for approval, denial, or remand to the EPC. The City Council may accept or reject, in whole or in part, the LUHO's recommendation. The City Council has the option of hearing the appeal if it decides to do so. Such appeal, if heard, shall be heard within 45 days of its filing.

You will receive notification if any person files an appeal. If there is no appeal, you can receive building permits, if applicable, any time after the appeal deadline, provided that all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

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

Sincerely,

for 
Suzanne Lubar
Planning Director

SL/CLL

AMENDED OFFICIAL NOTICE OF DECISION

Project #1001195

August 30, 2016

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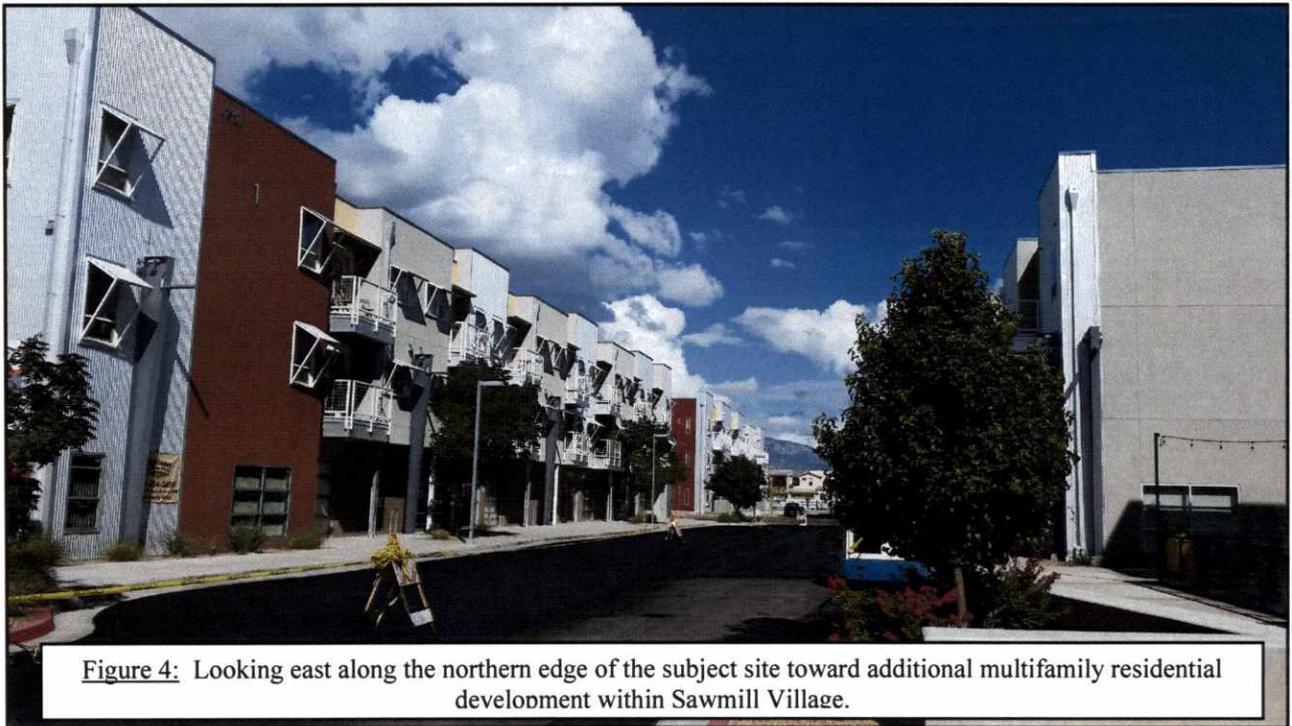
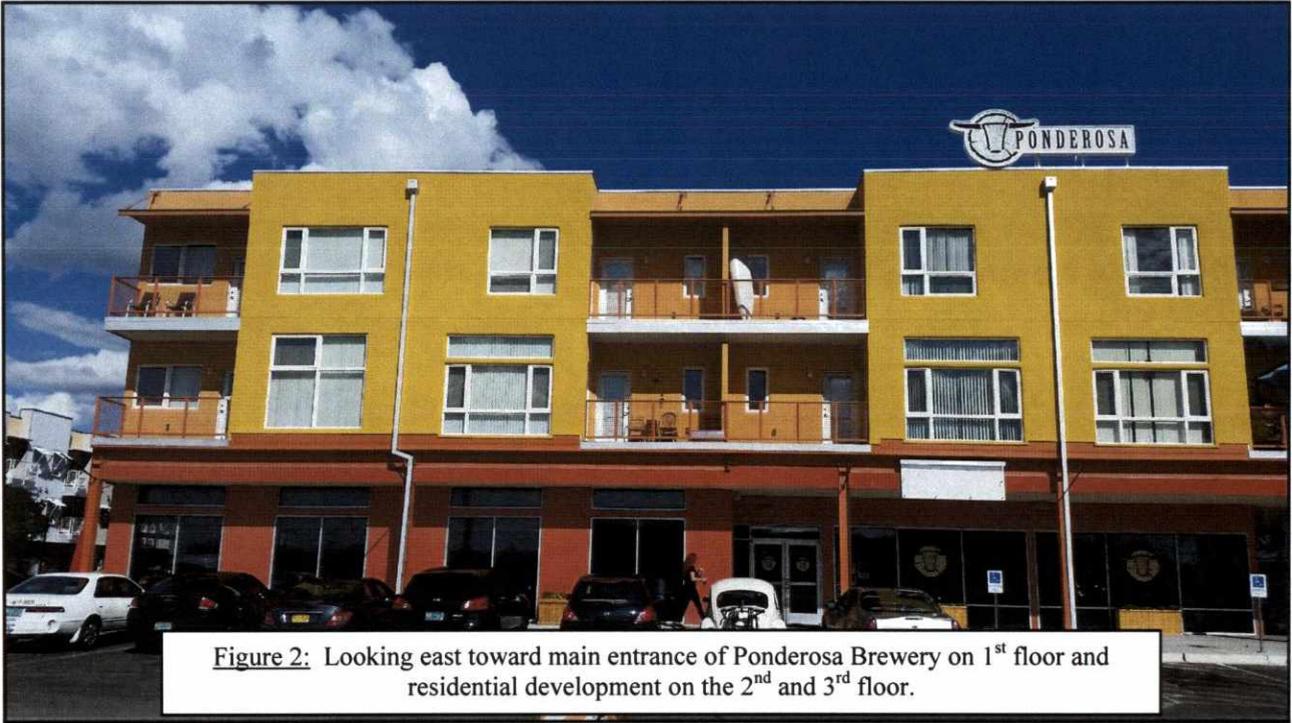
cc: City of Albuquerque, Planning Dept., 600 Second St. NW, 3rd Floor, ABQ, NM 87102
Jim Wible, 6801 Jefferson, ABQ, NM 87109
Catherine Mexal, 1404 Los Tomases NW, ABQ, NM 87102
Lynne Andersen, 504 Camino Espanol NW, ABQ, NM 87107
Kim Murphy, 8633 Kacey Ln SW, ABQ, NM 87105
Kristi Houde, 617 Edith NE #8, ABQ, NM 87102
Loretta Naranjo Lopez, 1127 Walter NE, ABQ, NM 87102
Laurie Moye, PNM, 2401 Aztec NE, ABQ, NM 87107
Rene Horvath, 5515 Palomino Dr. NW, ABQ, NM 87107
Susan Dieschel, 508 14th St NW, ABQ, NM 87104
James Hoffman, 4606 Firewheel Dr, Garland, TX 75044
Marianne Barlow, 27 Tennis Ct. NW, ABQ, NM 87120
Francisco Simbana, 917 Arno NE, ABQ, NM 87102
Jerry Worrall, 1039 Pinatubo Pl. NW, ABQ, NM 87120
John Ransom, 5050 Journal Center, ABQ, NM 87109
David Wood, 158 Pleasant NW, ABQ, NM 87107
John Edward, P.O. Box 26506, ABQ, NM 87125
Jolene Wolfley, 7216 Carson Trail, ABQ, NM 87120
Loren Hines, 2716 Carol St. NE, ABQ, NM 87112
Jackie Fishman, Consensus Planning, 302 8th St NW, ABQ, NM 87102
Doyle Kimbrough, 2327 Campbell Rd. NW, ABQ, NM 87104
Kathy Adams, 5 Arco Ct. NW, ABQ, NM 87120
Peggy Neff, 319 Princeton Dr. SE, ABQ, NM 87113
Michael Pridham, 2730 San Pedro Dr. NE, Suite B-1, ABQ, NM 87110
Candy Patterson, 7608 Elderwood Dr. NW, ABQ, NM 87120
Jonathan Siegel, 2726 Candelaria Rd NW, ABQ, NM 87107
Angela Vigil, 1405 Edith Blvd NE, ABQ, NM 87106
Pat Gallagher, 24 Link NW, ABQ, NM 87120
Erin Ganaway, 302 8th St. NW, ABQ, NM 87102
Jim Strozier, Consensus Planning, 302 8th St. NW, ABQ, NM 87102
Lucy Anchondo, 601 Stern Dr. NW, ABQ, NM 87121
Elvira Lopez, APS, 915 Locust St. SE, ABQ, NM 87106
Marianne Dickinson, 2328 Rio Grande NW, ABQ, NM 87104
Bianca Encinias, 1229 11th St NW, ABQ, NM 87104
Barbara Grothins, 905 Silver SW, ABQ, NM 87102
John Garcia, 4100 Wolcott NE, ABQ, NM 87109
Evelyn Feltner, 2014 Utah NE, ABQ, NM 87110
E. Ward, P.O. Box 7434, ABQ, NM 87120
Dinah Vargas, c/o 202 Harvard SE, ABQ, NM 87102
Jaime Jaramillo, Consensus Planning, 302 8th St. NW, ABQ, NM 87102



Figure 1: Main entrance to Ponderosa Brewery on the subject site.



Figure 3: Looking southeast toward existing patio space on the subject site.



R-270-1980

Policies for Zone Map Change Applications

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

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

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

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

(D) The applicant must demonstrate that the existing zoning

is inappropriate because:

(1) There was an error when the existing zone map pattern was created; or

(2) Changed neighborhood or community conditions justify the change; or

(3) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

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

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

(1) Denied due to lack of capital funds; or

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

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

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

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

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

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

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

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

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

(Res. 270-1980, approved 12-30-80)

HISTORY



City of Albuquerque
Planning Department
Urban Design & Development Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: August 12, 2011

OFFICIAL NOTIFICATION OF DECISION

FILE: Project #1005354
11EPC-40045 Amend Site Development Plan for
Subdivision

Keshet Dance Company
214 Coal Ave SW
Albuquerque, NM 87102

LEGAL DESCRIPTION:

Dekker/Perich/Sabatini, agent for Keshet Dance Company, requests the above action for all or a portion of Lot B-2-A, Duke City Lumber Company, and Tract 2-D-1, Arbolera de Vida Unit 2B, zoned SU-2/SU-1 for PRD and SU-2/SU-1 for PRD and Microbrewery, located at the NW corner of Bellamah Ave. and 18th St., south of Interstate 40, between 19th St. and 12th St., containing approximately 10 acres. (H & J-13)
Catalina Lehner, Staff Planner

On August 11, 2011, the Environmental Planning Commission (EPC) voted to APPROVE Project 1005354 / 11EPC-40045, a request for a Site Development Plan for Subdivision Amendment based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for an amendment to a site development plan for subdivision with design standards for Lot B-2-A, Duke City Lumber Company, and Tract 2-D-1, Arbolera de Vida Unit 2B, an approximately 10-acre site known as "Sawmill Village" located at the northwest corner of 18th Street and Bellamah Avenue (the "subject site").
2. The applicant proposes to amend the existing site development plan for subdivision (Project #1005354, 07EPC-00107) to include a performing arts center, and auxiliary uses such as a café and offices, as part of Phase II of the project. The arts center would replace Buildings A2 and C; Building A1 would be smaller and reconfigured. A western portion of Phase I would be modified in response. Changes to building square footages, parking, landscaping and grading & drainage are also included in the amendment.

OFFICIAL NOTICE OF DECISION

Project #1005354, 11EPC-40045

August 11, 2011

Page 2 of 7

3. The subject site is zoned: SU-2/SU-1 PRD (Planned Residential Development) for Lot B-2-A, Duke City Lumber Company (Phase I) and SU-2/SU-1 for PRD and Microbrewery for Tract 2-D-1, Arbolera de Vida Unit 2B (Phase II). Planned Residential Development (PRD) is a permissive use in the SU-1 zone (§14-16-2-22).
4. The SU-1 for PRD zone [ref: §14-16-2-22(B)(25)] allows O-1 permissive uses and C-1 permissive uses up to 25% of the total gross floor area of a development. In the approved site development plan (07EPC-100107), O-1 permissive uses and C-1 permissive uses total approximately 16%. With the proposed arts center, the total would be 24.9% . This calculation counts live/work spaces as all C-1 uses. However, it is more likely that the live/work spaces would develop as combined office/commercial and residential uses, so the figure would be lower in reality.
5. The Comprehensive Plan, the Sawmill/Wells Park Sector Development Plan (SWPSDP), the Sawmill/Wells Park Metropolitan Redevelopment Plan (SWPMRP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site lies within the boundaries of the Central Urban Area of the Comprehensive Plan and the Sawmill/Wells Park Sector Development Plan (SWPSDP). The request must comply with the General SU-2 Regulations of the SWPSDP and the design standards in the Sawmill Village site development plan for subdivision (07EPC-00107).
7. The request generally furthers the Central Urban Goal and the following land use policies for the Central Urban Area:
 - A. Policy II.B.6a-location of new cultural and arts facilities. The request would result in a new arts facility located in the Central Urban area.
 - B. Policy II.B.6b- Central Urban upgrade/linkages. The request would constitute an effort to continue and expand the general upgrading of this part of the Central Urban area. The location of an arts facility in this area could result in linkages created between it and surrounding neighborhoods.
8. The request generally furthers the Economic Development Goal of the Comprehensive Plan. The request would result in some economic development. Adding an arts center to a mixed-use project can be considered diversified economic development that is balanced with social and cultural goals.
9. The request furthers the Goal for Cultural Traditions and the Arts and Policy II.C.7c because it would generally support the arts as a viable component of the community's well being by providing instruction opportunities and performance space (Goal). Also, the request would support coordination and promotion of the arts in the metropolitan area (Policy II.C.7c).
10. The request furthers the following Comprehensive Plan land use policies:
 - A. Policy II.B.5d-neighborhood values/environmental conditions/resources. The request would result in new development in a mixed-use, Central Urban area. Intensity would be generally appropriate and design would be compatible with existing and future buildings. An arts center would provide a social, cultural and recreational resource. Neighborhood organizations have indicated general support.

- B. Policy II.B.5e-programmed facilities/neighborhood integrity. The vacant subject site, in the Central Urban part of the City, is contiguous to existing urban facilities and services. The use of these is unlikely to adversely affect neighborhood integrity.
- C. Policy II.B.5l-quality design/new development. The proposed arts facility would be consistent with future buildings onsite and existing buildings and the area, which are characterized by a metal/stucco combination and use of multiple colors, in terms of quality and design. The proposed design would be generally appropriate to the plan area. The request furthers Policy II.B.5l-quality design/new development.

11. The request partially furthers the following, Comprehensive Plan land use policies:

- A. Policy II.B.5i- employment/service use location. Instruction in dance and fine arts is a service use (ref: 14-16-2-16(A)(10)(i)-C-1 zone). The proposed arts facility, at the NE corner of Phase II, is not sited directly east of the existing live/work units which somewhat minimizes its effect. However, current and future residents nearby may experience some noise and traffic impacts- especially on performance days.
- B. Policy II.D.4g- pedestrian opportunities integration. The proposed parking lot is not well-connected to the arts centers and does not meet Zoning Code 14-16-3-5(H)(5 and 6) regarding pedestrian connections. Pedestrian opportunities have not been integrated to the extent that they should be.

12. The request furthers the following Comprehensive Plan land use policies that pertain to redevelopment:

- A. Policy II.B.5o- redevelopment/rehab of older neighborhoods. The request is part of a larger project that would contribute to redevelopment of an older neighborhood in the Central Urban area. The Central Urban area is part of the Established Urban area. Redevelopment efforts in this neighborhood have been ongoing for awhile; such projects will strengthen redevelopment efforts.
- B. Policy II.B.5p- cost effective rehabilitation techniques. The request would result in privately funded redevelopment, which can be considered a cost-effective redevelopment technique since it does not use public funds (Technique #1).

13. The request partially fulfills the intent of the following Action Plans in the Sawmill/Wells Park Sector Development Plan (SWPSDP):

- A. Economic Development Action Plan (EDAP), based on the Sawmill Revitalization Strategy (SRS)- Though some jobs for area residents may result, they are likely to be service jobs and not the industrial or commercial type jobs the SRS envisions.
- B. Public Project Action Plan (PPAP)- The request would create a focal point in approximately the center of the Plan area, thereby linking this relatively isolated part of the Plan area to other parts of it. However, traffic operations could be affected.

14. The Sawmill Mixed-Use Development Traffic Impact Study (TIS) was completed in February 2007 in association with the 2007 proposal (Project #1005354, 07EPC-10107/10109). The required, updated Trip Generation Comparison (June 2011) notes an 18 trip per day increase in 24 hr. two-way volume.

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Project #1005354, 11EPC-40045

August 11, 2011

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The land use comparison reveals an increase of 276 trips per day (11.6%) between the proposed and approved land uses. Transportation Development Staff did not have any adverse comments.

15. The existing Sawmill Village design standards apply. Though the request complies with most standards, there are a few instances of non-compliance (ex. Trails & Sidewalks, Public Open Space). In other instances, detail is insufficient (ex. Signage, Site Lighting) to evaluate compliance. These are addressed and remedied through minor conditions of approval.
16. The affected neighborhood organizations are the Sawmill Area Neighborhood Association (SANA) and the Sawmill Community Land Trust (SCLT). A facilitated meeting was not held. The Arbolera de Vida Association, the Wells Park NA and the Sawmill Area NA submitted letters of support. There is no known neighborhood or other opposition.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to final DRB sign off, the applicant shall meet with the Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.
3. The request shall comply with the General SU-2 Regulations in the Sawmill/Wells Park Sector Development Plan and the Sawmill Village design standards (Project #1005354, 07EPC-00107).
4. Building Data: Update the Building Data table to keep O-1 and C-1 uses less than 25% of the total development, as required in the SU-1 for PRD zone, and update the associated calculations.
5. Vehicle Parking:
 - A. The parking table shall incorporate the changes to building square footage and shall match the number of parking spaces shown on the site development plan.
 - B. The Zoning Code ratio ("required ratio") for the brewery/restaurant shall be 1 space for every 4 seats.
6. Bicycle & Motorcycle Parking:
 - A. The bicycle rack shall be relocated from the southern side of the site (landscape area) to a more central location on the plaza.
 - B. A bicycle rack detail shall be provided.
 - C. The motorcycle spaces on the western side shall be relocated to an area visible from the arts center's main entrance and shall be designated by signage [14-16-3-1(C)(2)].
 - D. Motorcycle spaces shall be counted in addition to vehicle spaces (not as part of the vehicle space total).
 - E. One more motorcycle space shall be provided.

7. Pedestrian & Plaza Issues:

- A. Clearly demarcated pedestrian crossings of raised, scored paving shall be provided across the drive aisles to connect the sidewalk (design standard).
- B. "Decorative Paving" shall be defined as scored and/or textured paving and its color specified.
- C. A bench shall be added to the northwest corner of the plaza area and to the area near the northwest corner of Building A-1.
- D. The material of the "plaza over the pond" shall be specified.
- E. The plaza area shall have seating and shade to cover a minimum 25% of the area.

8. Walls/Fences:

- A. The color, finish and/or type of block for the screen wall shall be specified.
- B. The location of the fence near the NW corner, and its color, finish and/or type, shall be specified and a detail provided.
- C. The color of the steel tube fence along the western side shall be indicated.
- D. The height, type, color and finish of the guard rail by the pond shall be indicated.

9. Landscaping Plan:

- A. The landscaping calculations shall be adjusted to correspond to the revised building square footages for Phase II.
- B. The 36 sf tree planting area shall be a minimum.
- C. The seat walls around the planters shall be shown.
- D. The street trees along Bellamah Avenue, approved in the 2007 site development plan, shall be reinstated.

10. Refuse Enclosures:

- A. The applicant shall check with SWMD regarding the refuse enclosure's location.
- B. Refuse enclosures shall comply with the requirements of the Solid Waste Management Division.
- C. The color and finish of the refuse enclosure shall be indicated.

11. Lighting: Provide a detail for each light pole type.

12. Reflective glass shall not be permitted (General SU-2 regulation 4.f.).

13. Signage:

- A. The letter color and lighting of the monument sign shall be specified.
- B. The letter color and square footage of the building mounted signs shall be specified.
- C. Signs shall not be illuminated plastic panel signs (design standard).

14. Minor Clean-Up & Additions:

- A. Use lighter shading on the building table and the parking table.
- B. Revise the label "Active Space" used for building A2's breakdown of square footages by use.
- C. Label the loading dock and the turn around area near it.
- D. Provide a separate detail sheet.

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- E. Use bubbling to indicate changes to the tables on the Grading & Drainage plan.
- F. Correct the reference to 14-16-3-19 in the design standards.

15. Conditions from the City Engineer:

- A. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
- B. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
- C. Site plan shall comply and be designed per DPM Standards. Any instances of non-compliance are remedied through conditions of approval.

16. Conditions from PNM:

- A. As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
- B. An existing electric transmission line is located on the eastern boundary of the Phase 1B and 1C and an existing electric distribution line is located east of the Phase 2 boundary. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate the relocation of existing electric structures regarding this project. In addition coordination with New Service Delivery Department is necessary regarding any proposed tree location and height, sign location and height, and lighting height in order to ensure sufficient safety clearances.
- C. Screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **AUGUST 26, 2011** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department **within 15 days** of the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL

DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY ZONING CODE MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

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

Sincerely,



for Deborah Stover
Planning Director

DS/CLL/mc

cc: Dekker/Perich/Sabatini, Attn: Chris Gunning & Gail Granot, 7601 Jefferson NE, Suite 100, Albuquerque, NM 87109
Magdalena Ramirez, Sawmill Area NA, 1020 19th St. NW, Albuquerque, NM 87104
Judy Gallegos, Sawmill Area NA, 1036 18th St. NW, Albuquerque, NM 87104
Connie Chavez, Sawmill Community Land Trust, PO Box 25181, Albuquerque, NM 87125
Wendy Statkus, Sawmill Community Land Trust, PO Box 25181, Albuquerque, NM 87125
Peter Eller, Wells Park NA, 1715 5th St. NW, Albuquerque, NM 87102
Kjudy Gallegos, Arbolera de Vida Association, c/o PO Box 25181, Albuquerque, NM 87125



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT, DEVELOPMENT REVIEW DIVISION
P.O. BOX 1293, ALBUQUERQUE, NM 87103

DATE: December 21, 2010

Connie Chavez, Executive Director
Sawmill Village LLC
PO Box 25181
Albuquerque, NM 87125

CERTIFICATE OF ZONING

FILE: **07EPC-00107 & 07EPC-00109 (Project 1005354)**

DATE OF FINAL ACTION: March 15, 2007

LEGAL DESCRIPTION: for all or a portion of Lot B-2A, Duke City Lumber Co. Addition and Tract 2D, Arbolera de Vida, zoned SU-2/S-I and S-MI to SU-2/SU-1 for PRD and Microbrewery, located on Bellamah Ave NW, between Aspen Ave NW and Bellamah NW at 18th St., containing approximately 10 acres. (H-13). Carol Toffaleti, Staff Planner

THE POSSIBLE APPEAL PERIOD HAVING EXPIRED, THE ZONING ON THE ABOVE CITED PROPERTY IS NOW CHANGED AS FOLLOWS:

FROM: SU-2/S-I (Sawmill Industrial)

TO: SU-2/SU-1 for PRD for Lots 1-10, Sawmill Village

FROM: SU-2/S-MI (Sawmill Mixed Industrial)

TO: SU-2/SU-1 for PRD and Microbrewery for Tract 2-D-1, Arbolera de Vida, Unit 2B

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of a zone map amendment does not constitute approval of plans for a building permit. Site and building plans need to be reviewed, approved and signed-off by the Environmental Planning Commission, the Development Review Board, the Design Review Committee and/or the Building and Safety Division, as applicable and as required by the site's zoning, before a building permit will be issued.

Sincerely,

CM amore

for Deborah Stover
Planning Director

DS/mc

cc: Zoning Code Services Division
Michelle Gricius, AGIS Division
File





City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: March 16, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1005354**
07EPC-00109 EPC Sector Development Plan
Map Amendment
07EPC-00107 EPC Site Development Plan-
Subdivision

Sawmill Village LLC
4528 Carlisle Blvd. NE
Albuq. NM 87109

LEGAL DESCRIPTION: for all or a portion of Lot B-2A, **Duke City Lumber Co. Addition** and Tract 2D, Arbolera de Vida, , zoned SU-2/S-I and S-MI to SU-2/SU-1 for PRD and Microbrewery, located on BELLAMAH AVE. NW, between ASPEN AVE. NW and BELLAMAH NW at 18th St., containing approximately 10 acres. (H-13)
Carol Toffaleti, Staff Planner

On March 15, 2007 the Environmental Planning Commission voted to approve Project 1005354/ 07EPC-00109, a sector development plan map amendment from SU-2/S-MI (Sawmill Mixed Industrial) and SU-2/S-I (Sawmill Industrial) to SU-2/SU-1 for PRD for proposed Lots 2-11 and SU-2/SU-1 for PRD and microbrewery for proposed Lot 1, a site of approximately 9.97 acres located on Bellamah Avenue at 18th Street NW based on the following Findings and subject to the following Condition:

FINDINGS:

1. This request is for a sector development plan map amendment from SU-2/S-MI and SU-2/S-I to SU-2/SU-1 for PRD for proposed Lots 2-11 and SU-2/SU-1 for PRD and microbrewery for proposed Lot 1 a site of approximately 9.97 acres in total located on Bellamah Avenue at 18th Street NW.
2. As required by Zoning Code Section 14-16-2-22 (B) (25) (b), this request is accompanied by a site development plan for subdivision (07EPC-00107) that meets the requirements of this section.
3. The request furthers Comprehensive Plan goals and policies:
 - a. Developing and Established Urban Areas (Section II.B.5) - The goal and policies d, e, h, i, j, l, m, o, p are furthered because the zoning will replace a blighted former industrial site with a mixed use, mixed income development that is compatible with surrounding uses, improves connectivity and does not pose significant air quality, noise and safety conflict.

- b. Central Urban Area (Section II.B.6) – The goal and policy b are furthered because the development will upgrade a pivotal site in the neighborhood and improve connectivity between residential areas, Tiguex Park, museums and other cultural/arts facilities in Old Town.
 - c. Air Quality (Section II.C.1) – The goal and policies b and i are furthered because the development combines residential with retail uses and employment opportunities on site, which reduces the need to travel by car. The site is also near Downtown and Old Town employment opportunities and amenities.
 - d. Water Quality (Section II.C.2) – The goal and policy a are furthered because rezoning and redevelopment will finalize clean-up of the site and prevent any possible further contamination of the groundwater by previous industrial uses.
 - e. Noise (Section II.C.4) – The goal and policy a are furthered because future noise/land use conflicts are prevented by the proposed mix of residential and small scale commercial uses.
 - f. Cultural Traditions and the Arts (Section II.C.7) – Policy c is furthered because the development is designed to provide uses that contribute to the arts and public spaces for cultural events.
 - g. Developed Landscape (Section II.C.8) – The goal and policy d are furthered because the rezoning and site development plan will significantly improve the environment and visual quality of this blighted industrial site.
 - h. Water Management (Section II.D.2) – The goal and policy b are furthered by the proposed xeriscaping and detention of stormwater run-off on site.
 - i. Energy Management (Section II.D.3) – The goal and policies a and c are furthered through the energy efficiency of multi-story compact development, the use of energy efficient appliances and shading from plantings.
 - j. Transportation and Transit (Section II.D.4) – The goal and policy g are furthered by this mixed use development that is pedestrian-friendly and improves connectivity for the neighborhood.
 - k. Housing (Section II.D.5) – The goal and policies a, b and d are furthered because the development provides affordable apartments and innovative design, including the opportunity to work on site, and will comply with all fair housing regulations.
 - l. Economic Development (Section II.C.6) – The goal and policies b and d are furthered because the development provides neighborhood-scale retail spaces and active spaces for artisans and professionals that encourages new local enterprises and economic investment in this redeveloping area. The site is well-located relative to Old Town and museums to capitalize on the tourist market.
4. The request supports the Sawmill/Wells Park Sector Development Plan because mixed use development at the site furthers many of its goals, policies and actions including those related to environmental problems, affordable housing, economic development, reusing vacant land, improving area appearance, and building on community historic character.

5. The request implements the Artisan Village, a priority action identified in the Sawmill/Wells Park Metropolitan Redevelopment Plan, and also furthers goals related to housing and infrastructure, as well as community economic development.

6. The request is justified as required by Resolution 270-1980:
 - a. Section A because the zone change is not in conflict with the health, safety, morals, and general welfare of the City and it furthers many goals and policies of City Plans.
 - b. Section B because the applicant provided a sound justification for the change by addressing many applicable City Plans, Goals, and Policies in its submittal and supplementary letters.
 - c. Section C because the zone change is not in conflict with adopted elements of City Plans and Policies.
 - d. Section D.2 and D.3 because the applicant demonstrated that the existing zoning is inappropriate because of changed neighborhood or community conditions and that a different use category is more advantageous to the community. The adoption of the Sawmill/Wells Park Metropolitan Redevelopment Plan constitutes a changed condition, which altered the course of development in the area from industrial to mixed-use commercial, service, retail, and residential (p.28). The applicant addressed several City goals and policies that apply to this request, in particular those in the Comprehensive Plan related to the Established Urban Area, Central Urban Area, Air Quality, Cultural Traditions and the Arts, Developed Landscape, Transportation and Transit, Housing and Economic Development.
 - e. Section E because the proposed zoning for residential and neighborhood scale commercial uses does not allow uses that are harmful to adjacent property, the neighborhood, or the community. A change to SU-2/SU-1 for PRD and microbrewery zoning requires review and approval of a site development plan for subdivision that addresses many development proposal questions and the zoning will allow for the removal of a use that no longer furthers the goals for the area.
 - f. Section F because the zone change does not require unprogrammed capital expenditures by the City. Adjacent improvements are the responsibility of the developer.
 - g. Section G because the cost of land is not the determining factor of the zone change.
 - h. Section H (not applicable).
 - i. Section I because the SU-2/SU-1 for PRD and microbrewery zoning is a justified spot zone. The request furthers many City goals and policies and is accompanied by a site development plan for subdivision as required by a change to SU-1 for PRD and microbrewery zoning. In addition, the zoning functions as a transition between the industrial/manufacturing uses to the north and south and the single-family residential uses to the east and west.
 - j. Section J because the proposed zoning does not constitute a strip zone.

CONDITION:

1. Replatting of the subject site must be completed at the DRB.
-

On March 15, 2007 the Environmental Planning Commission voted to approve Project 1005354/ 07EPC-00107, a site development plan for subdivision for Lot B-2-A Duke City Lumber Co. Addition and Tract 2D Arbolera de Vida Unit 2, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for a site development plan for subdivision for Lot B-2-A Duke City Lumber Co. Addition and Tract 2D Arbolera de Vida Unit 2, a site of approximately 9.97 acres, located on Bellamah Avenue at 18th Street NW, zoned SU-2/SU-1 for PRD and microbrewery for proposed Lot 1 and SU-2/SU-1 for PRD for proposed Lots 2-11, a site of approximately 9.97 acres in total located on Bellamah Avenue at 18th Street NW.
2. This request accompanies a sector development plan map amendment (07EPC-00109).
3. The request furthers Comprehensive Plan goals and policies:
 - a. Developing and Established Urban Areas (Section II.B.5) - The goal and policies d, e, h, i, j, l, m, o, p are furthered because the zoning will replace a blighted former industrial site with a mixed use, mixed income development that is compatible with surrounding uses, improves connectivity and does not pose significant air quality, noise and safety conflict.
 - b. Central Urban Area (Section II.B.6) – The goal and policy b are furthered because the development will upgrade a pivotal site in the neighborhood and improve connectivity between residential areas, Tiguex Park, museums and other cultural/arts facilities in Old Town.
 - c. Air Quality (Section II.C.1) – The goal and policies b and i are furthered because the development combines residential with retail uses and employment opportunities on site, which reduces the need to drive. The site is also near Downtown and Old Town employment opportunities and amenities.
 - d. Water Quality (Section II.C.2) – The goal and policy a are furthered because rezoning and redevelopment will finalize clean-up of the site and prevent any possible further contamination of the groundwater by previous industrial uses.
 - e. Noise (Section II.C.4) – The goal and policy a are furthered because future noise/land use conflicts are prevented by the proposed mix of residential and small scale commercial uses. The applicant has not fully demonstrated compliance with policy b.
 - f. Cultural Traditions and the Arts (Section II.C.7) – Policy c is furthered because the development is designed to provide uses that contribute to the arts and public spaces for cultural events.
 - g. Developed Landscape (Section II.C.8) – The goal and policy d are furthered because the rezoning and site development plan will significantly improve the environment and visual quality of this blighted industrial site.
 - h. Water Management (Section II.D.2) – The goal and policy b are furthered by the proposed xeriscaping and detention of stormwater run-off on site.
 - i. Energy Management (Section II.D.3) – The goal and policies a and c are furthered through the energy efficiency of multi-story buildings, the use of energy efficient appliances and shading from plantings.

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- j. Transportation and Transit (Section II.D.4) – The goal and policy g are furthered by this mixed use development that is pedestrian-friendly and improves connectivity for the neighborhood.
 - k. Housing (Section II.D.5) – The goal and policies a, b and d are furthered because the development provides affordable apartments and innovative design including the opportunity to work on site and will comply with all fair housing regulations.
 - l. Economic Development (Section II.C.6) – The goal and policies b and d are furthered because the development provides neighborhood-scale retail spaces and active spaces for artisans and professionals that encourage new local enterprises and economic investment in this redeveloping area. The site is well-located relative to Old Town and museums to capitalize on the tourist market.
4. The request supports the Sawmill/Wells Park Sector Development Plan because mixed use development at the site furthers many of its goals, policies and actions including those related to environmental problems, affordable housing, economic development, reusing vacant land, improving area appearance, and building on community historic character.
 5. The request implements the Artisan Village, a priority action identified in the Sawmill/Wells Park Metropolitan Redevelopment Plan, and also furthers goals related to housing and infrastructure, as well as community economic development.
 6. Findings from the Transportation Development (City Engineer/Planning Department):
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - b. A Traffic Impact Study (TIS) has been submitted and reviewed by Transportation Staff.
 - c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - d. The Traffic Impact Study is available for review by any interested party, in the office of the Traffic Engineer.
 - e. Main access aisle linking the extension of Bellamah Avenue with 18th Street to be dedicated as a public roadway easement. Should the applicant decide not to make this connection, an on-site cul-de-sac at Bellamah Avenue (east property line) shall be constructed to City standards.
 - f. Four-way intersection at east property line to be re-aligned such that the north/south legs of the intersection align with one another and are perpendicular to the main drive aisle (approximately in both cases).
 - g. Provide cross access agreements.
 - h. Site plan shall comply and be designed per DPM Standards.

7. The Sawmill Neighborhood Association and property owners within 100 feet of the site were notified of the requests. No facilitated meeting was requested. The Sawmill NA and Wells Park NA submitted letters of support for the project.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Site development plans for building permit for buildings in Phase I (Lots 2-11) may be submitted for building permit approval. Site development plans for building permit for buildings in Phase II (Lot 1) shall be submitted to the DRB for approval.
4. Conditions of approval from CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT for the proposed Sector Development Plan and Site Development Plan for Subdivision shall include:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - b. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - c. Main access aisle linking the potential extension of Bellamah Avenue with 18th Street to be granted as a public roadway easement. Should the extension not be made the design shall be made subject to Fire, Solid Waste and Police Department approval.
 - d. Four-way intersection at east property line to be re-aligned such that the north/south legs of the intersection align with one another and are perpendicular to the main drive aisle (approximately in both cases).
 - e. Provide cross access agreements.
 - f. Site plan shall comply and be designed per DPM Standards.
 - g. Platting must be a concurrent DRB action.

5. The final design of a possible future connection with Bellamah Avenue NW on the east side of the site is contingent on the results of a neighborhood transportation study commissioned by City Council and further discussions between the City and all appropriate concerned parties.
6. Sheet SDP1 of the site development plan for subdivision shall be amended as follows:
 - a. Plan
Add two bicycle racks, one for Building E3 and C.
 - b. Text
 - i) Open space – Refer to the R2 zone and section 14-16-2-11 (H) of the Zoning Code.
 - ii) Maximum building heights – Townhomes F: 28' maximum.
 - iii) Lighting
 - Insert after Perimeter parking “(north and northeast perimeter in Phase I, west perimeter in Phase II)”
 - Insert after cutoff features “provided that the lighting fixture does not directly shine on any residential premises’.
 - Change ‘Interior’ to ‘Other’ parking areas.
 - Move amended text to Design Guidelines, under site lighting.
 - iv) Parking
 - Correct errors in table of parking calculations related to Active Spaces.
7. The Design Guidelines on Sheet SDP3 shall be amended as follows:
 - a. Replace all citations of the term ‘should’ with ‘shall’.
 - b. Overall design theme –
 - i. Specify the green and sustainable building practices that shall be incorporated to support the water and energy management policies in the Comprehensive Plan.
 - ii. Site monuments and associated logo, symbol or letters shall comply with regulations applicable to signs within 40 feet of residential zones and to signs in the O-1 zone, specifically:
 - the monuments shall not be on the public right-of-way;
 - no part of the monument shall move, flash or rotate;
 - any illumination shall comply with the City’s Dark Sky requirements;
 - no illuminated portion of the monument shall have a luminance greater than 200 footlamberts at night nor change its illumination more than once an hour;
 - in addition; the identifying logo, symbol or letters shall be placed at a maximum height agreeable with staff prior to DRB;
 - the maximum overall size of the logo, symbol or lettering shall be in a size agreeable with staff prior to DRB.
 - iii. All units that face property zoned industrial shall have sound reducing insulation and windows.
 - iv. Include a sentence in the last paragraph to the effect that Phase II site development plans for building permit are delegated to the DRB for approval.

- c. Parking
 - i. State that the guidelines also apply to disabled parking, and motorcycle and bicycle parking.
 - ii. Move the bicycle parking requirements currently under Trails and Sidewalks to this section and include material and color of bicycle racks.
 - d. Landscape - A landscape plan for Phase II shall be included with the (first) site development plan for building permit of a building on Lot 1, reflecting the calculations, plant palette and design theme of the approved Phase I landscape plan.
 - e. Exterior Wall Materials and Colors – The materials and colors of architectural elements, including patio walls, shall be listed for each building type in the development.
 - f. Roof lines, materials and colors – The roof lines, materials and colors shall be specified for each building type in the development.
 - g. Site lighting – Insert amended text from Sheet SDP1.
 - h. Placement of Mechanical Units – Specify that landscape screening for ground level units will be dense evergreen foliage.
 - i. Signage – Replace the second and fourth bullet points with the following text: ‘Signs identifying the principal use of a building may be free-standing or wall-mounted. Signs identifying the use of an active or other commercial space within a building shall be wall-mounted or a banner-type sign that projects no more than half of the adjacent sidewalk width.’
 - j. Screen Walls and Fences –
 - i. The applicant shall provide more detail concerning materials and colors for all walls and fences, including screening for dumpsters, the guardrail at the detention pond and the decorative wall at the back of the plaza.
 - ii. The applicant shall clarify fencing arrangements for the west side of the detention pond.
 - iii. Patio walls shall not exceed 5 feet.
8. The Landscape Plan (Sheet SDP2) shall be amended as follows:
- a. Add a Planting Note that prickly pears shall be planted away from communal areas and 5 feet from pedestrian walkways.
 - b. Keyed Note 2 shall specify a minimum tree grate size of 6 by 6 feet.
 - c. Planting note 4 on SDP2 shall be increased to 80%.
 - d. Planting note 7 add “Densities and overall count of plants shall meet or exceed those shown in the approved plan”.
 - e. The applicant shall add 1 tree in front of the north side of building D2.
9. The applicant shall clarify the location of electrical lines on the site (ref. Utility Plan, Sheet SDP9).

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **MARCH 30, 2007** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

OFFICIAL NOTICE OF DECISION
MARCH 15, 2007
PROJECT #1005354
PAGE 9 OF 9

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,



for Richard Dineen
Planning Director

RD/CT/ac

cc: Dekker/Perich/Sabatini, 7601 Jefferson NE, Suite 100, Albuquerque, NM 87109
LF Schultz, Sawmill Area NA, 1324 Sawmill Rd. NW, Albuquerque, NM 87104
Lezle Williams, Sawmill Area NA, 1127 12th St. NW, Albuquerque, NM 87104
Bob Jones, 1015 20th St. NW, Albuquerque, NM 87104
Gabriel Rivera, Metropolitan Redevelopment

ZONING

Refer to Section 14-16-2-22 of the Comprehensive Zoning Code for specifics regarding the SU-1 (Special Use Zone).

APPLICATION INFORMATION



Supplemental Form (SF)

SUBDIVISION	S Z ZONING & PLANNING
<input type="checkbox"/> Major subdivision action	<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action	V XX Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Vacation	<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Change, or Subd. Regulations
<input type="checkbox"/> Variance (Non-Zoning)	P _____
SITE DEVELOPMENT PLAN	D _____ Street Name Change (Local & Collector)
<input type="checkbox"/> for Subdivision	L A APPEAL / PROTEST OF...
<input type="checkbox"/> for Building Permit	Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Administrative Amendment (AA)	
<input type="checkbox"/> Administrative Approval (DRT, URT, etc.)	
<input type="checkbox"/> IP Master Development Plan	
<input type="checkbox"/> Cert of Appropriateness (LUCC)	
STORM DRAINAGE (Form D)	
<input type="checkbox"/> Storm Drainage Cost Allocation Plan	

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION

Professional/Agent (if any): Design Plus, LLC PHONE: 505 843-7587
 ADDRESS: 2415 Princeton Drive NE Suite G-2 FAX: none
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: Rupal@designplusabq.com
APPLICANT: Sawmill, LLC PHONE: 503 288-6210
 ADDRESS: 4528 Carlisle Blvd. NE FAX: none
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: jrennaker@pacificap.com
 Sawmill, LLC, Sawmill Community Land Trust, LLC;
 Proprietary interest in site: Developer List all owners: PacificCap Sawmill, LLC; PacificCap Holdings, L.C. CI Rennaker Family, LLC, Chad I Rennaker Revocable Living Trust; Holden D. Rennaker Irrevocable Trust; Quinton J. Rennaker Irrevocable Trust; Hudson P. Rennaker Irrevocable Trust; Kalen R. Rennaker Irrevocable Trust; Jason Rennaker

DESCRIPTION OF REQUEST: Zone change and sector plan amendment for Parcel No. 1 (LG) from SU-2/SU-1 for PRD and Microbrewery to SU-/SU-1 for PRD and for Parcel No. 2 (LG) from SU-2/SU-1 for PRD to SU-2/SU-1 for PRD and Microbrewery

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

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

Lot or Tract No. Parcel 1: Lot 2-D-1 Parcel 2: Lot 2 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Parcel 1: Plat of Arbolera de Vita Unit 2B Parcel 2: Lot No. 2 of Lots 1 through 10, Plat of Sawmill Village
Parcel 1: SU-2/SU-1 for PRD and Microbrewery Parcel 1: SU-2/SU-1 for PRD
 Existing Zoning: Parcel 2: SU-2/SU-1 for PRD Proposed zoning: Parcel 2: SU-2/SU-1 for PRD & Microbrewery
 MRGCD Map No. N/A Parcel 1: 1 013 059 306003 40211
 Zone Atlas page(s): H-13-Z and J-13 Z UPC Code: Parcel 2: 1 013 058 309505 12701

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
Parcel 1: Projects 1001980 and 1005354 Parcel 2: Project 1005354
11AA-10096; 10AA-10097; 02EPC-00815; 07-EPC-00107; 07EPC-10109; 11EPC-40045

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No Parcel 1: 2.5132 ac
 No. of existing lots: 1 on each parcel No. of proposed lots: 1 on each parcel Total site area (acres): Parcel 2: 1.2630 ac
 LOCATION OF PROPERTY BY STREETS: On or Near: Eighteenth Street and Bellamah
 Between: Rio Grande Blvd and Twelfth Street
 Check if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team (PRT) Review Date: 05-31-2016

SIGNATURE

(Print Name) Rupal S. Engineer DATE 07-27-2016
 Applicant Agent

FOR OFFICIAL USE ONLY

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>16 EPC - 40033</u>	<u>AZM</u>		<u>\$ 405.00</u>
<input type="checkbox"/> All checklists are complete		<u>CME</u>		<u>\$ 50.00</u>
<input type="checkbox"/> All fees have been collected		<u>ADU</u>		<u>\$ 75.20</u>
<input type="checkbox"/> All case #s are assigned				\$
<input type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$ 530.00</u>

Hearing date Sept. 8, 2016

7-27-16
Staff Signature & Date

Project# 1005354

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

ANNEXATION (EPC08)

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

SDP PHASE I – DRB CONCEPTUAL PLAN REVIEW (DRBPH1) (Unadvertised)

SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14) (Public Hearing)

SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2) (Unadvertised)

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

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

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

AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)

AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)

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

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

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

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

Rupal Engineer (Design Plus LLC)
Applicant name (print)
[Signature]
7/27/16
Applicant signature & Date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
16 EPC - 40033

Revised: June 2011
[Signature] 7-27-16
Staff signature & Date
Project # 1005354

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: SAWMILL VILLAGE, LLC DATE OF REQUEST: 07 / 14 / 2016 ZONE ATLAS PAGE(S): J - 13 - Z H - 13 - Z &

CURRENT: ZONING SU-2 / SU-1 for PRD & Microbrewery LEGAL DESCRIPTION: (See end of page, below)
PARCEL SIZE (AC/SQ. FT.) 1.2630 acres LOT OR TRACT # Two parcels - see below BLOCK # _____
SUBDIVISION NAME See below

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE [] From ___ To _____
SECTOR, AREA, FAC, COMP PLAN [XX]
AMENDMENT (Map/Text) [XX]
Sawmill/Wells Park Sector Development Plan
Sawmill Wells Park Community Redevelopment Area Plan

SITE DEVELOPMENT PLAN:
SUBDIVISION* [] AMENDMENT []
BUILDING PERMIT [] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []
*includes platting actions

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: See Below**

OF UNITS: N/A
BUILDING SIZE: N/A (sq. ft.)

**The initial zone change designation of SU-1 for PRD and Microbrewery was intended for Parcel No. 1. However, it was granted for Parcel No. 2 instead. This request is to correct this error. TIA was performed for original Sector Development Plan Amendment and Site Development Plan for Subdivision in 2007. The project development parameters have not changed.

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

APPLICANT OR REPRESENTATIVE [Signature] DATE: 7/15/16
(To be signed upon completion of processing by the Traffic Engineer)

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

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

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

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

[Signature] TRAFFIC ENGINEER 7/15/16 DATE

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

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

Parcel No. 1: Lot No. 2 within Town of Albuquerque Grant in projected Sections 7 & 18, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.

Parcel No. 2: Tract 2-D-1 ARBOLERA DE VIDA, Unit 2B (see Certification of Zoning Dec 21, 2010)

Revised January 20, 2011

Sawmill, LLC

July 19, 2016

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

RE: Sector Development Plan Amendment to
correct Zoning Designation of SU-2 / SU-1 for PRD and Microbrewery
from Parcel 1 to Parcel 2
Parcel No. 1: Tract 2-D-1 of ARBOLERA DE VIDA, Unit 2B (see Certification of
Zoning Dec 21, 2010)
Parcel No. 2: Lot No. 2 of Lots 1 through 10 within Town of Albuquerque Grant
in projected Sections 7 & 18, Township 10 North, Range 3 East, New Mexico
Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico

Dear Ms Hudson:

As the developer and partner with the land owner, Sawmill Community Land Trust,
Sawmill, LLC, authorizes Design Plus, LLC to act as our agent for this request for Zone
Map Amendment to Sector Development Plan to correct the current zone
designations as follows:

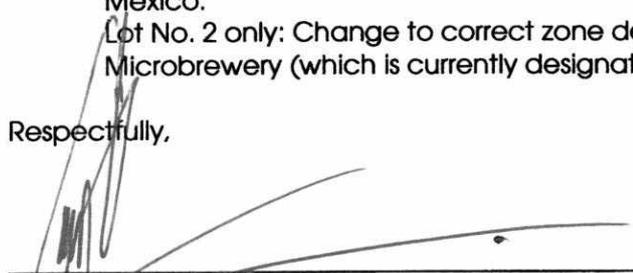
Parcel No. 1 - Tract 2-D-1 ARBOLERA DE VIDA, Unit 2: ✓
Change to correct zone designation to SU-2 / SU-1 for PRD (which is currently
designated as SU-2 / SU-1 for PRD and Microbrewery)

and

X Parcel No. 2 - Lot No. 2 OF Lots 1 through 10 within Town of Albuquerque
Grant in projected Sections 7 & 18, Township 10 North, Range 3 East, New
Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New
Mexico.

Lot No. 2 only: Change to correct zone designation to SU-2 / SU-1 for PRD and
Microbrewery (which is currently designated as SU-2 / SU-1 for PRD).

Respectfully,



Chad Pennaker
Sawmill, LLC

cc: Rupal S. Engineer, Design Plus, LLC

Sector Development Plan Map Amendment

to the

Sawmill / Wells Park Sector Development Plan

to

Lot No. 2, Correction Plat of Sawmill Village

From SU-2 / SU-1 for PRD to SU-2 / SU-1 for PRD and Microbrewery

Located at 18th Street N.W. and Bellamah Avenue N.W.

Application to:

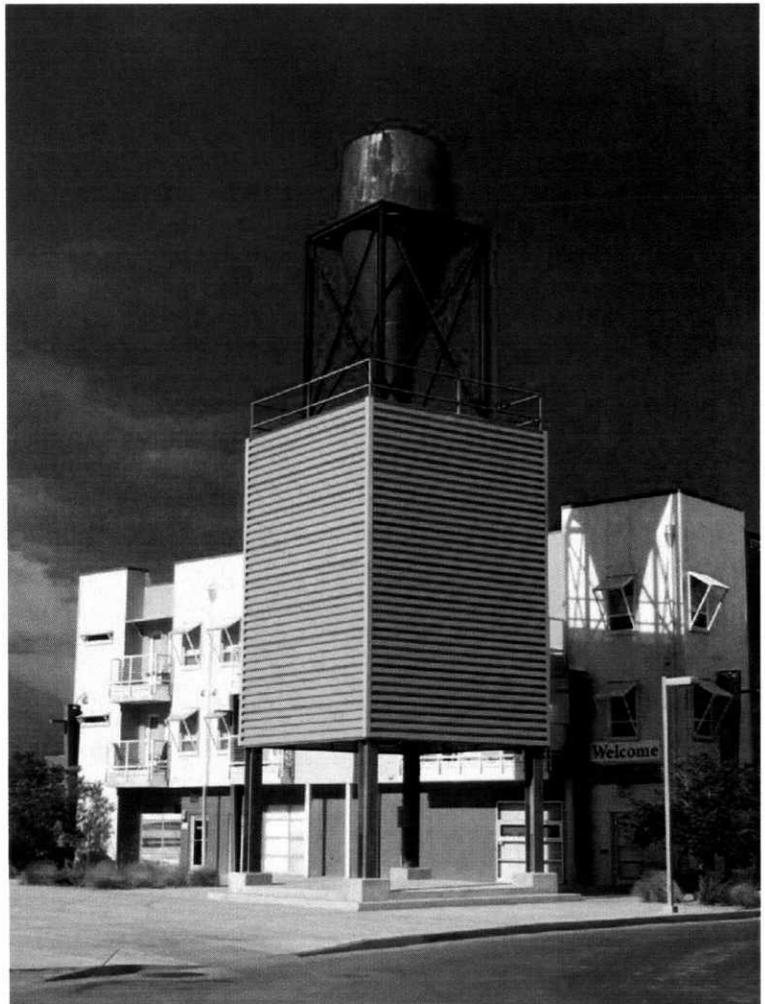
City of Albuquerque
Environmental Planning Commission
September 8, 2016

Applicant:

Sawmill, LLC
4528 Carlisle Blvd. NE
Albuquerque, New Mexico 87109

Agent:

Design Plus, LLC
2415 Princeton Drive NE Suite G-2
Albuquerque, New Mexico 87107
(505) 843-7587 or (505) 228-7418



Background:

In the early 1900's, the Sawmill area as once a thriving sawmill industry. However, Duke City Lumber Company that once provided jobs and growth to the area also brought environmental contamination. Drying stacks, mill ponds and woodburning incinerators filled the property now known as *Arbolera de Vida* and the former *Ponderosa Products Site*. In the 1960's, Ponderosa Products opened a particle board manufacturing plant that continued to exacerbate the environmental impact to both air and water quality for the community.

In the 1980's, the Sawmill neighborhoods organized their efforts to advocate the City and State to clean up the entire Sawmill area. These efforts resulted in State enforcement to monitor ground water and air quality, and for the City of Albuquerque to purchase 27 acres of the Duke City Lumber site - now known as the *Arbolera de Vida*.

In 1999, the Sawmill Community Land Trust (SCLT) successfully acquired the right to develop a 27 acre parcel in partnership with the City of Albuquerque to create *Arbolera de Vida*, a non-profit development organization.

Continued advocacy efforts by area neighbors for environmental cleanup of the Ponderosa Products site and changed neighborhood conditions resulted in its closure in 2003. In 2004, SCLT purchased the property. This successful community-based effort to redevelop a blighted area and brownfield site is furthered by creating the Sawmill Village Development. It was a neighborhood triumph to tear down this eyesore and create a new activity center that contributes to the revitalization of the area's neighborhoods.

In 2007, the SCLT and the project developer partnered and formed the Sawmill, LLC, with the vision to create Sawmill Village on this site to provide compatible uses with current redevelopment efforts in the area. The site is situated on two tracts of land. The SCLT owns the old Ponderosa Products site and is the development partner with the City of Albuquerque on Tract 2 in *Arbolera de Vida* for a total of 9.97 acres.

In 2010, the old Ponderosa Products site (Lot B-2-A of the Duke City Lumber Company Addition) was replatted into ten lots to reflect the Sawmill Village Development requirements as: Lots 1 through 10 of Sawmill Village within the Town of Albuquerque Grant in projected Sections 7 & 18, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico (now: Lots 1 through 10, Correction Plat of Sawmill Village).

In December 2010, a Certificate of Zoning was issued after a 2007 EPC hearing and decision as a result of an Application for a Site Development Plan for Subdivision and Zone Map and Sector Development Plan Amendment:

Parcel No. 1: Tract 2-D-1 of ARBOLERA DE VIDA, Unit 2B

Zoning: From SU-2 / S-MI (sawmill mixed industrial)
To SU-2 / SU-1 for PRD and Microbrewery

Parcel No. 2: Lot B-2-4, Duke City Lumber Company Addition was replatted as:
Lot No. 2, Correction Plat of Sawmill Village

Zoning: From SU-2 / S-MI (sawmill mixed industrial)
To SU-2 / SU-1 for PRD

(Refer to Exhibit A and Exhibit B, attached)

In 2011, The Site Development Plan for Subdivision was amended to reflect changes to the Sawmill Village Development in keeping with the existing approved site development plan for subdivision and approved zone and sector plan amendments. The DRB approval sign-off was completed on October 14, 2011.

(Refer to Exhibit C, attached)

The SCLT continues to retain ownership of the land and will provide a long-term land lease with the developer. This unique partnership and their cooperative efforts reflect and enhance the character of the neighborhoods and the current redevelopment projects in the area. Sawmill Village is a mixed income and mixed use development that provides connectivity for adjacent neighborhoods and is an attraction for visitors to museums along Mountain Road and the Old Town area. This collaborative project provides activity, vibrancy and connectivity, while encouraging economic and small business development and providing job opportunities to area residents.

Introduction and Project Description:

The purpose of this application is to request the approval of a Sector Development Plan and Zone Map Amendment to add the zone designation of SU-2 / SU-1 for PRD and Microbrewery for Lot No. 2 only of this subdivision plan boundary to correct the zoning designation for this parcel. The original Zone and Site Plan Amendment was approved with the requested uses based on changed neighborhood conditions and to provide a mix of use that is more advantageous to the community.

The request includes a total of 1.2630 acres on one parcel, described as:

Lot No. 2, Correction Plat of Sawmill Village, containing approximately 1.2630 acres

(Refer to Exhibit C, attached)

Existing Project Description

The Sawmill Village redevelopment project is a mixed use (residential and commercial) and mixed income project that includes 166 residential units along with retail uses and 10 active spaces. Sawmill Village is a part of the Sawmill industrial area revival. It includes elements of new urbanism that complement area neighborhoods and current redevelopment efforts at Sawmill Community Land Trust to the West.

Sawmill Village creates an intimate community atmosphere with a pedestrian-oriented development where residents can live and work, thereby reducing commute time and creating a vibrant neighborhood-scale economic area that can be enjoyed by adjacent neighborhoods and visitors alike. The close proximity to current new residential development and the connections with Sawmill area neighborhoods provide a place where people can gather, interact and exchange goods and services.

The site circulation layout is designed with pedestrian-friendly access ways that slow the vehicular traffic, increase visual interest to public plazas, and allow for activity on sidewalks while creating important visual connections to nearby public amenities, museums and residential areas.

Phase 1 of the project included market-rate and affordable residential uses. The residential units included townhomes and affordable rental apartments. Unique to this project are active

spaces located on the ground level of two of the affordable apartment buildings. These active spaces provide artisans with space to work and show their wares and provide office space or other non-traditional workspaces for professionals. Retail space is provided on the ground level of Building B located at the main entrance to the site from 18th Street and Bellamah Avenue. The project also includes the plaza area to the North as the focal point for neighborhood and community activities.

The intent of the original zone and sector plan amendment application submitted in 2007 was to have the SU-2 / SU-1 for PRD and Microbrewery designation for Building B (Phase 1 development) on Lot No. 2 of parcel No. 2. However, inadvertently, the SU-2 / SU-1 for PRD and Microbrewery designation was instead assigned to Parcel No. 1 (Tract 2-D-1 of ARBOLERA DE VIDA, Unit 2B). This request is to correct this condition between the two parcels. It is not an additional designation of microbrewery use.

Phase 2 will include additional retail and active space on the ground level in Building A-1. The retail location for Phase 2 development will be along the main entrance at 18th Street and Bellamah Avenue, and will create a vibrant active area that complements the retail spaces in existing Phase 1. The uses for Building A-2 shall conform to approved revised zone designations (SU-2 / SU-1 for PRD).

The following are the original concepts, data and compliance rationale that were included and approved as a part of the 2007 Application and the 2010 Zoning Certificate. (Refer to Exhibit A, attached.) These parameters and rationale still remain and are applicable to the current request.

A. Site and Location Characteristics

The total site acreage is 9.974 acres for the total Sawmill Village Development described above. The original Ponderosa Products was located at the intersection of 18th Street and Bellamah Avenue (at 1701 Bellamah Avenue), East of Rio Grande Blvd. in the Sawmill / Wells Park Sector Development Plan. The site is strategically located within walking distance to Old Town, Tiguex Park and many of Albuquerque's cultural amenities including Explora, New Mexico Museum of Natural History with Lode Star and the Dynamax Theater and the Albuquerque Museum of Art and History.

The adjacent land uses include industrial, warehouse, commercial (including hotels) and residential uses (including attached and detached single family and multi-family housing). This request for change to add microbrewery use to existing SU-1 for PRD for Lot No. 2 is compatible with the goals and priorities of the Sawmill / Wells Park Sector Development Plan, as follows:

"Encourage businesses that contribute to residential stability, provide well paid jobs and are environmentally safe."

"Reuse vacant land positively to achieve area goals."

"Develop Land recreational services for people living and working and near the Sawmill Plan area."

"...promote uses compatible with adjacent neighborhoods, the museums and Historic Old Town."

"Support commercial and industrial revitalization, jobs and job training for local residents that do not conflict with other plan goals"

and with the goals and priorities of the Metropolitan Redevelopment Plan, as follows:

“There is a high potential for an artisan village that could provide local workforce training, opportunities, locally-based entrepreneurial activities, increased tourism and economic development, and affordable live/work residences.”

“Support commercial and industrial revitalization, jobs and job training for local residents that do not conflict with other plan goals.”

B. Design Concept and Architectural Elements

The design concept for the development comprises of both horizontal and vertical mixed-use development that provides a variety of uses that enable people to live, work, play and shop in one area. Overall, Sawmill Village is designed to create a vibrant and active place for locals and to create a destination for visitors. The concept is to provide a mixed-use, small scale urban environment that nearby neighborhoods and visitors alike can easily walk to, experience artisans working and selling their wares, shop at small boutiques, and have dining opportunities.

The property also features programmed activities on the plaza which include music, art shows, farmers’ markets and festivals that celebrate the area’s rich and diverse history of art, agriculture and industry. This infill project establishes a more efficient use of land.

The plan incorporates architectural and design elements that reflect the industrial / manufacturing history of the area while creating a style that captures architectural elements reflective of New Mexico: wood, stucco and metal. Materials recycled from the old Ponderosa Products site are used for decorative features and structural elements for the buildings and streetscape. For example, one of the most prominent features of the old Ponderosa Products site (and all of the sawmill industries) is the sawdust hopper. This feature is recycled and used as a focal point and stage for the plaza area. (See photograph on cover of this request.)

C. Project Development Components - Density, Land use, Residential Products, Parking and Transportation

(i) Density: 20 DU/Acre based on 9.97 acres

(ii) Land Use and Residential Products:

This project includes:

- Two types of products: Apartments and Townhomes
- Retail uses, including a restaurant with microbrewery
- Active/Office Space: Lease spaces on the ground floor of some of the apartment buildings for artists, crafters and photographers who produce and display their creations. Other users may include local film makers, animators, computer-related professionals or other professionals. It allows artists and professionals to mingle with more traditional pursuits to create a diverse and energetic atmosphere for individuals with entrepreneurial spirit.

Affordable rental housing will be located in five buildings (D-1, D-2, E-1, E-2 and E-3) on the site for a total of 166 units ranging in size from 650 sq.ft. to 1,050 sq. ft. The affordable rental housing will be for persons with incomes at 50%, 60% and 80% or below the area median income for the Albuquerque MSA. There will also be 8 attached townhomes (Building F). There will be 174 units of housing in Phase1 with an additional 12 units of apartments in Phase 2 for a

total of 186 residential units. The land uses are shown by housing product and phases in the tables below:

Phase 1

Uses	Apartments	Town Homes	Active Spaces	Retail	Total Residential
Building	D-1, D-2, E-1, E-2, E-3	F	D-1, D-2	B	
Use	Rental	For Sale	Leased		
Number of Units	166	8	16		174
Gross Sq.Ft. Range	650 to 1,050	Up to 1,600	550 to 1,050	Up to 9,000	

Phase 2

Uses	Apartments	Active Spaces	Retail and other PRD-allowable uses	Total Residential
Building	A-1	A-1	A-1 and A-2	
Use	Rental	Leased		
Number of Units	12	10		12
Gross Sq. Ft. Range	850 to 1,050	550 to 1,050	Up to 50,000	

(iii) Transportation: Bus routes include Route 36 on 12th Street and Rio Grande Blvd with stops at:

- Bellamah and 12th Street
- Old Town Inn (Rio Grande Blvd)
- New Mexico Natural History Museum near 18th Street and Mountain Road

(iv) Parking Provided:

The existing parking is reflective of a mixed-use development in a shared parking environment which increases parking efficiency by creating a place that residents can live and work in one location.

The project is designed to create jobs/workplace and housing balance. The opportunity to live and work in the same area, to easily bike or walk to downtown or to use public transportation options is essential to the future sustainability of infill developments.

The proposed parking reflects a slight reduction from current COA parking requirements. The justification is based on the mixed-use and mixed-income nature of this development with “park once” concept, and on a two-week study of parking use at the Sawmill Lofts, an affordable housing development located at 19th Street and Bellamah Avenue. The table on the next page illustrates the parking provided for the total development by phase, use and building type.

Parking Calculation for Sector Development Plan Zone Map Amendment

PHASE 1		UNITS	ACCESSIBLE	MOTOR-CYCLE	BICYCLE	PROVIDED*	PROPOSED RATIO	REQUIRED RATIO	REQUIRED**
Residential									
Lot 2	Apartments	20				25	1.25/unit	1.5 or > 1000sf = 2	30
Lots 1A, 1B & 1C	Apartments	146				183	1.25/unit	1.5 or > 1000sf = 2	219
Lot 3 to 10	Townhomes	8				16	2/unit	1 per bath	16
	Total Residential	174				224			265
Non Residential									
Lot 2	Retail					15	3/1000 sq ft	1/200 sq ft	25
	Microbrewery/Restaurant					40	160 Seats	1/4 seats	40
Lot 1A	Active Spaces	16				16	1/unit	1/200 sq ft	52
	Total Non Residential	16				71			117
	Visitor					24			
TOTAL PHASE 1 PARKING		10	6	88	319				382

PHASE 2 FUTURE		UNITS	ACCESSIBLE	MOTOR-CYCLE	BICYCLE	PROVIDED*	PROPOSED RATIO	REQUIRED RATIO	REQUIRED**
Residential									
Lot 1	Building A1								
	Apartments	12				15	1.25/unit	1.5 or > 1000sf = 2	18
	Total Residential	12				15			18
Non Residential									
Lot 1	Building A1								
	Retail					2	3/1000 sq ft	1/200 sq ft	2
	Active Spaces	10				10	1/unit	1/200 sq ft	21
Lot 1	Building A2 (TBD)								
	(TBD)					60	1.5/1000	1/200 sq ft	115
	Total Non Residential	10				72			138
TOTAL PHASE 2 PARKING		6	4	18	87				156

	ACCESSIBLE	MOTOR-CYCLE	BICYCLE	PROVIDED*	PROPOSED RATIO	REQUIRED RATIO	REQUIRED**
TOTAL PARKING BOTH PHASES	16	10	106	406			538

NOTES: Of the total spaces, 100 are on-site. Of the 100 on-site, 11 are compact spaces, 2 are motorcycle parking spaces.
 * Calculations under "Provided" column (calculated at the "Proposed Ratio") establish the total parking needed and provided for the project and do not establish the parking required for any specific lot. The required parking for each lot is established by the number of spaces shown on the site plan.
 ** Calculations under "Required" column (calculated at the "Required Ratio") are standard City of Albuquerque zoning code parking requirements and are included only for comparison. They do not establish parking required for this project.

D. Response to Resolution 270-1980

This Sector Development Plan Map Amendment Request to add the zone designation to Lot No. 2 is in compliance with Resolution 270-1980 of the City of Albuquerque Code of Resolutions as follows:

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

A proposed change is found to be consistent with the health, safety, morals and general welfare of the city by demonstrating that it furthers applicable goals and policies of the Comprehensive Plan and other applicable plans such as the Sawmill / Wells Park Sector Development Plan and the Sawmill / Wells Park Metropolitan Redevelopment Plan.

See responses to Section C, below, for additional information.

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

The zoning designation correction will achieve land use stability by establishing an appropriate microbrewery designation with an existing microbrewery on the subject site.

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

See specific responses below in:

Section E regarding Albuquerque / Bernalillo County Comprehensive Plan

Section F regarding Sawmill / Wells Park Sector Development Plan

Section G regarding Sawmill / Wells Park Community Metropolitan Redevelopment Area Plan

(D) *"The applicant must demonstrate that the existing zoning is inappropriate because:*
(1.) There was an error when the existing zone map pattern was created; or
(2.) Changed neighborhood or community conditions justify the change; or
(3.) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (D)(1) or (D)(2) above do not apply."

The existing approved zone designation for Lot No. 2 (LG) is SU-2 / SU-1 for PRD.

The intent of the original zone and sector plan amendment application submitted in 2007 was to have the SU-2 / SU-1 for PRD and Microbrewery designation for Building B (Phase 1 development) on Lot No. 2, Correction Plat of Sawmill Village. However, inadvertently, the SU-2 / SU-1 for PRD and Microbrewery designation was instead assigned to Parcel No. 1 (Tract 2 D-1 of Arbolera de Vita, Unit 2B). This request is to correct this condition between the two parcels. It is not an additional designation of microbrewery use - it is a request to correct and establish the appropriate zoning designation for Microbrewery on a parcel that already contains this existing use.

No other parameters such as parking access and open space will be impacted due to this request. All rationales that allowed for the approval of this zone designation are still valid and applicable.

Regarding (D)(2.) and (D)(3), the zoning error created a changed condition that this request will correct. Correcting this discrepancy is more advantageous to the community because it will encourage appropriate future growth in the area for the existing retail spaces located in Building B (Lot 2) which fulfill important recreational, economic development and community-focused activities in the area.

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

This request includes interchange of existing approved zone designations between two existing parcels (Parcel No. 1 and Parcel No. 2) within the overall, approved development plans. As such, it does not include any new uses that will be harmful to adjacent properties. The requested correction of zoning will not be harmful because the use already exists on the subject site.

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

(1.) Denied due to lack of capital funds; or

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

The requested action will not require any unprogrammed capital expenditure by the City.

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

The cost of land or other economic considerations are not the determining factor for the zone change. The zone change is justified under Section 6 D.2 and D.3 of R270-1980 (above).

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

The subject site is not located on a collector or major street.

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

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

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

The existing, approved zone designation for the overall Sawmill Village Development furthers the goals and policies in the Comprehensive Plan and addresses the goals, issues and priorities outlined in the Sawmill / Wells Park Sector Development Plan and the Metropolitan Redevelopment Plan.

The current request conforms within this approved zone classification framework for overall development. This request does not constitute a spot zone because the subject site is adjacent to a parcel of land that already contains the zoning designation being sought by this request.

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

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

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

This request for SU-2 / SU-1 for PRD and Microbrewery for Lot No. 2 is considered a transitional zone and is complementary to the zoning and uses to the West and East of the site. While the requested zoning may be commercial in nature, this request will not result in strip commercial zone because the subject site is not a strip of land along a street.

E. Albuquerque/Bernalillo County Comprehensive Plan (Rank I)

1. Goal A: Land Use

Section 5: Goal for Developing and Established Urban Areas

"Create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and life styles, while creating a visually pleasing built environment." (Page II-23)

"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, recreational concern" (Page II-25)

In the original 2007 Sector Development Plan Zone Map Amendment request, the restaurant with microbrewery use was anticipated in the more "public" area of the Sawmill Village Development. This request maintains that original intent by adding the SU-2 / SU-1 for PRD and Microbrewery designation to Lot No. 2, Correction Plat of Sawmill Village on the East side of the Bellamah entrance to the development in the ground level of Building B. (Refer to Exhibit D, attached.) All other parameters such as parking, development intensity, design considerations, etc. required and approved remain the same.

"Policy i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments." (Page II-27)

The scale of the active spaces, retail, cafes and restaurant complements the residential areas on the site and in surrounding neighborhoods. These uses are located adjacent to the higher-density housing. This request includes the microbrewery use on Parcel No. 2 which faces existing main vehicular access and parking within the development. As approved originally, this location takes advantage of existing site design that minimizes effects of noise and light pollution while allowing for vibrant activities and services to enhance the quality of life for area residents to gather, eat, shop and play.

"Policy l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area." (Page II-29)

Sawmill Village is an innovative mixed-use project designed with a dynamic mix of residential, active spaces, retail, café, restaurant and microbrewery uses. This requested Sector Development Plan Zone Map Amendment for Lot No. 2 maintains this character on use mix and seeks assignment of Microbrewery use to the most public and active node of the Sawmill Village Development in Building B located on Lot No. 2. (Refer to Exhibit D, attached.)

"Policy m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged." (Page II-29)

The site is designed to capture people's attention from Mountain Road to the entrance at 18th Street and Bellamah Avenue. The internal streets are narrow, but provide a pedestrian atmosphere with wide sidewalks to encourage activity, walkability and connection to other neighborhoods. The buildings are designed to capture the views of the Sandia Mountains to the East and the mesas to the West. This request maintains these attributes of the approved site development plan on file.

Section 6: Central Urban Area

Goal: "...promote the Central Urban Area as a focus for arts, cultural, and public facilities / activities while recognizing and enhancing the character of its residential neighborhoods and its importance as the historic center of the City." (Page II-33)

Policy b: Upgrading efforts in neighborhoods within the Central Urban Area should be continued and expanded and linkages between residential areas and cultural / arts / recreation facilities." (Page II-33)

The Sawmill Village Development has significantly improved the character of the neighborhood by removing unsightly and unsafe industrial buildings that were located adjacent to single family homes on 15th Street.

The development acts as a key factor in threading various neighborhoods around the project site by providing connectivity to the area neighborhoods via pedestrian / bicycle trails. These trails provide access from the Sawmill Neighborhoods and improve pedestrian connections along Bellamah Avenue to the Sawmill Lofts. Its ideal location at 18th Street and Bellamah Avenue makes the site visible and accessible to Tiguex Park, Old Town, and the museums along Mountain Road.

This request establishes the appropriate zoning designation of SU-2 / SU-1 for PRD and Microbrewery to Lot No. 2, which is along the main pedestrian and vehicular axis in the development, and which already contains this use.

2. Goal B: Environmental Protection and Heritage Conservation

Section 9: Community Identity and Urban Design

Goal: "...preserve and enhance the natural and built characteristics, social, cultural and historic features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods. (Page II-71)

Policy b: "In each Community Area, strategic planning, neighborhood planning, development and redevelopment shall be evaluated in light of its relationship to and effect upon the following... [as listed on pages II-71 and II-72] (Page II-71)

Sawmill Village has developed a community-focused built environment that provides a scale and density which creates social interaction opportunities, connectivity to neighborhoods, attracts visitors from nearby museums and Old Town, and provides a friendly, active and vibrant place to live, work and visit. The architecture and selected materials reflect both the old and new characteristics of a diverse culture and distinct neighborhood environment. This proposed zone correction request does not have an impact upon these existing characteristics.

3. Goal C: Community Resource Management

Section 5: Housing

Goal: "...to increase the supply of affordable housing; conserve and improve the quality of housing; ameliorate the problems of homelessness, overcrowding, and displacement of low income residents; and assure against discrimination in the provision of housing." (Page II-93)

Policy a: "The supply of affordable housing shall be preserved and increased and the opportunity to obtain standard housing for a reasonable proportion of income assured." (Page II-93)

Sawmill Village provides 85 units of affordable housing for persons with incomes below 50%, 60% and 80% of the area median income for the Albuquerque MSA. This zone correction request will have no adverse impact on housing as it applies to existing Building B.

Section 6: Economic Development

Goal: "...to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals." (Page II-97)

Policy b: "Development of local business enterprises as well as the recruitment of outside firms shall be emphasized." (Page II-97)

This project has increased the availability of affordable housing units in the area in addition to contributing to innovative mixed-use design that has provided neighborhood-scale retail services. The retail spaces, restaurant, brewery and active space encourage economic investment in the area, which contributes to the overall vitality of a previously disinvested community and rapidly-changing neighborhood.

Policy d: "Tourism shall be promoted." (Page II-98)

Sawmill Village Development promotes and markets to the local tourist industry. With its close proximity to Old Town and many of Albuquerque's museums, this area is ripe for capturing the tourist market. Commercial uses, including the requested microbrewery designation on Lot 2 (Building B), address the economic goals of tourism as a thriving industry in this area.

F. Sawmill / Wells Park Sector Development Plan (Rank II)

Community Goals:

The Sector Plan Community Goals include:

1. *Conserving special physical characteristics of the area.*
2. *Ensuring compatibility between housing and businesses.*

3. *Preventing new environmental hazards, correct existing environmental problems and promote resource conservation.*
4. *Promoting uses compatible with adjacent neighborhoods, the museums and Historic Old Town.*
5. *Support commercial and industrial revitalization, jobs and job training for local residents that do not conflict with other plan goals.*
6. *Reusing vacant land positively to achieve area goals.*

The existing approved Sawmill Village Development addresses community goals in the Sector plan by redeveloping the old Ponderosa Products site, removing deteriorating industrial buildings, promoting plan goals for land use, expanding the housing options within the area and providing neighborhood-scale commercial services.

The innovative distribution of spaces provides balance between housing and local businesses that provide services, retail, cafes and restaurant uses. This zone correction request maintains this balance by assigning the SU-2 / SU-1 for PRD and Microbrewery designation to Lot No. 2. The microbrewery is included in the lower level of Building B along with other commercial uses.

Community Issues:

The following Community Issues identified in the Sector Plan are addressed in the Sawmill Village project:

1. *Deterioration of the community's physical appearance and character*
2. *Environmental degradation*
3. *Incompatible land uses:*
 - *Encroachment of intense land uses on residential areas*
 - *Isolated neighborhoods surrounded by regional services or manufacturing*
4. *Insufficient neighborhood commercial services*

The approved Sawmill Village Development provides for reinvestment in the area and the removal of previously incompatible uses that endangered the health and quality of life of the nearby residents by addressing several of the issues identified above. Sawmill Village also provides much needed neighborhood commercial services and opportunities for jobs and business development for area residents.

Environmental Protection Objectives

- *"Rezone and reuse some vacantly industrially zoned land for other purposes.*
- *Separate new industries from housing by developing site standards."*

This zone correction request is within the approved parameters of existing zone designation for the overall project, and, as such, will not have any additional negative environmental impact.

G. Sawmill / Wells Park Metropolitan Redevelopment Area Plan

In 1993, the Sawmill/Wells Park Community Metropolitan Redevelopment Area (MRA) boundary was created to eliminate physical and economic "slum or blighted" conditions through the plans' proposed activities including land acquisition, demolitions, zoning and land uses, traffic controls,

recreation and community facilities, housing, commercial and industrial facilities and public transportation.

The MRA plan outlined the following priority projects:

Housing Goal: *“Enhance the Sawmill/Wells Park area as a mixed-income community by providing a permanent mix of affordable and market-rate homes.”*

Infrastructure Goal: *“Create a walkable and livable community.”*

Community Economic Development Goal: *“Create community-scale work, business, and wealth-building activities.”*

This redevelopment project has already addressed many of the activities and priority projects which have eliminated the problems caused by blight as determined by the community in the Sawmill/Wells Park MRA. This project meets the following goals outlined in the MRA:

1. Provides opportunities for celebration of cultural diversity for all members.
2. Creates a walkable and livable community with connectivity to neighborhoods.
3. Creates community-scale work, business and wealth-building activities, including existing restaurants, café and requested microbrewery use.
4. Develops the Artisan Village and related commercial sites on the abandoned Ponderosa Products site.

This zone correction request supports all of the goals identified above, and does not alter any of the already-approved housing scope.

“The sawmills’ departure provides an opportunity to redevelop the land with a mixture of uses that will benefit the area, housing, recreational trails, a park and environmentally safe businesses that will provide additional jobs.” [Page 33]

Overall, the Sawmill Village project has addressed, and will continue to address in Phase 2 of the development, the following MRA redevelopment plan goals:

A. Maintain a scale of new retail/office or other commercial that preserves the character of the area, supports living wage jobs for local residents, promotes New Mexican-owned businesses and protects workers and residents from negative environmental impacts.

B. Develop commercial and industrial space that benefits the community with job creation and needed services.

C. Avoid negative impacts from new development on the existing residents.

D. Prevent new environmental hazards, correct existing environmental problems and promotes resource conservation.

E. Support commercial and industrial revitalization, jobs and job training for local residents that do not conflict with other plan goals.

Conclusion

Overall, this request for a Sector Development Plan Zone Map Amendment supports the goals of the Sawmill / Wells Park Sector Development Plan, the Metropolitan Redevelopment Plan and the Albuquerque / Bernalillo County Comprehensive Plan. It reflects the character of the communities, and addresses issues and priorities of the neighborhoods.

For the above reasons, the requested Sector Development Plan Zone Map Amendment to SU-2 / SU-1 for PRD and Microbrewery for Lot No. 2, Correction Plat of Sawmill Village, is appropriate. The applicant respectfully requests the Environmental Planning Commission to consider this application for approval.

NOTIFICATION &
NEIGHBORHOOD INFORMATION



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

July 13, 2016

Ms. Rupal Engineer
Design Plus, LLC
2415 Princeton Drive NE, Suite G-2/87107
Phone: 505-228-7418
E-mail: rupal@designplusabq.com

Dear Rupal:

Thank you for your inquiry of **July 13, 2016** requesting the names of **ALL Neighborhood and/or Homeowner Associations and Coalitions** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL) LOTS 1-20 WITH THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTIONS 7&18, TOWNSHP 10N, RANGE 3, EAST, NEW MEXICO PRINCIPAL MERIDIAN AND TRACT 2-D OF THE ARBOLERA DE VIDA SUBDIVISION LOCATED AT 1701 BELLAMAH AVENUE NW BETWEEN BELLAMAH AVENUE NW AND 18TH STREET NW zone map H-J-13.**

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

SAWMILL AREA N.A "R"

Devin H. Chapman, 520 Lomas Blvd. NW/87102 362-2429 (h)
Thomas Hopkins, 918 19th St. NW/87104 217-9110 (h)

NORTH VALLEY COALITION

Peggy Norton, P.O. Box 70232/87197 345-9567 (h)
Doyle Kimbrough, 2327 Campbell Rd. NW/87104 249-0938 (h)

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

Sincerely,

Stephani Winklepleck

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

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

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

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

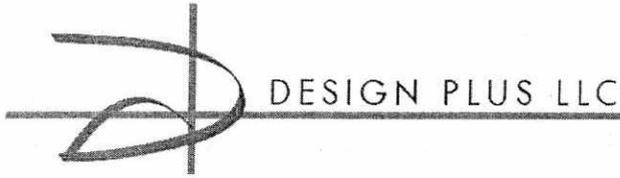
Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 07/13/16 Time Entered: 1:30 p.m. Rep. Initials: siw



2415 Princeton Dr. NE G2
Albuquerque, NM 87107
Voice 505.843.7587
www.designplusabq.com

July 26, 2016

Sawmill Area N.A. "R"
Devin H. Chapman
520 Lomas Blvd. NW
Albuquerque, New Mexico ~~87104~~
87102

Sawmill Area N.A. "R"
Thomas Hopkins
918 19th Street NW
Albuquerque, New Mexico 87104

RE: Sector Development Plan Amendment to
correct Zoning Designation of SU-2 / SU-1 for PRD and Microbrewery
from Parcel 1 to Parcel 2

Parcel No. 1: Tract 2-D-1 of ARBOLERA DE VIDA, Unit 2B (see Certification of Zoning Dec
21, 2010)

Parcel No. 2: Lot No. 2 of Lots 1 through 10 of Sawmill Village within Town of Albuquerque
Grant in projected Sections 7 & 18, Township 10 North, Range 3 East, New Mexico
Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.

Dear Mr. Chapman and Mr. Hopkins:

We want to thank your Neighborhood Association representatives for their continued support of
the Sawmill Village community.

We would like to inform your Neighborhood Association that Design Plus, acting as agent for
Sawmill, LLC, the developer, will be submitting a request for Zone Map and Sector Development
Plan Amendment from SU-2 / SU-1 for PRD and Microbrewery to the Sawmill / Wells Park Sector
Development Plan to correct the designations between Parcel No. 1 and Parcel No. 2 (see legal
description above).

Parcel No. 1 - Tract 2-D-1 ARBOLERA DE VIDA, Unit 2B:
Change to correct zone designation to SU-2 / SU-1 for PRD.
and

Parcel No. 2 – Lot No. 2 of Lots 1 through 10 of Sawmill Village within Town of Albuquerque Grant
in projected Sections 7 & 18, Township 10 North, Range 3 East, New Mexico Principal Meridian,
City of Albuquerque, Bernalillo County, New Mexico.

Lot No. 2 only: Change to correct zone designation to SU-2 / SU-1 for PRD and Microbrewery.

The City of Albuquerque Environmental Planning Commission is anticipated to hear the request
on September 8, 2016, in the Plaza del Sol building located at 600 Second Street NW.

In 2007, Sawmill LLC and Sawmill Community Land Trust partnered to create Sawmill Village, a
mixed-use development which includes both residential and commercial uses with the intent to
replace the Ponderosa Products site with a vibrant and active place for the Sawmill Community.
You have witnessed this transformation through completion and occupancy of various phases.

This intent of reinvesting in the Sawmill area community with a dynamic mix of residential and
neighborhood scale commercial uses is still the foundation for our current Zone Map and

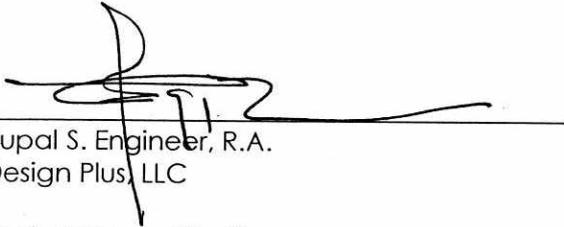
Sawmill Area N.A. "R"
Devin H. Chapman and Thomas Hopkins
Notification Letter July 26, 2106
Page two of two

Sawmill/ Wells Park Sector Development Plan Amendment request. This request is intended to correct the zone designation for Lot 2 only of Parcel No. 2 to correspond with the already existing Ponderosa Brewery use. Parcel No. 1 (Tract 2-D-1 ARBOLERA DE VIDA, Unit 2B) zoning will be changed to SU-2 / SU-1 for PRD (with microbrewery use removed).

Our request meets the goals and policies of the City of Albuquerque / Bernalillo County Comprehensive Plan, the Sawmill / Wells Park Sector Plan and the Metropolitan Redevelopment Area Plan.

A site plan is attached for your review. If you have any comments or questions about this application request, do not hesitate to contact me at 505 228-7418.

Respectfully,



Rupal S. Engineer, R.A.
Design Plus, LLC

Enclosures: Site Plan

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520 Lomas Blvd. NW 87102
Albuquerque, NM 87104

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

Hearing Date: Thursday, Sept. 8, 2016 **1005354**
Zone Atlas Page: J-13-Z & H-13-Z
Notification Radius: Neighborhood Associations
100ft plus r.o.w

Cross Reference and Location: Montgomery Blvd between Wyoming & Pennsylvania

Applicant: Sawmill, LLC
4528 Carlisle Blvd NE
ABQ, NM 87109

Agent: Design Plus, LLC
2415 Princeton Drive NE Suite G-2
ABQ, NM 87107

Special Instructions:

**Notice must be mailed from the
City's 15 day's prior to the meeting.**

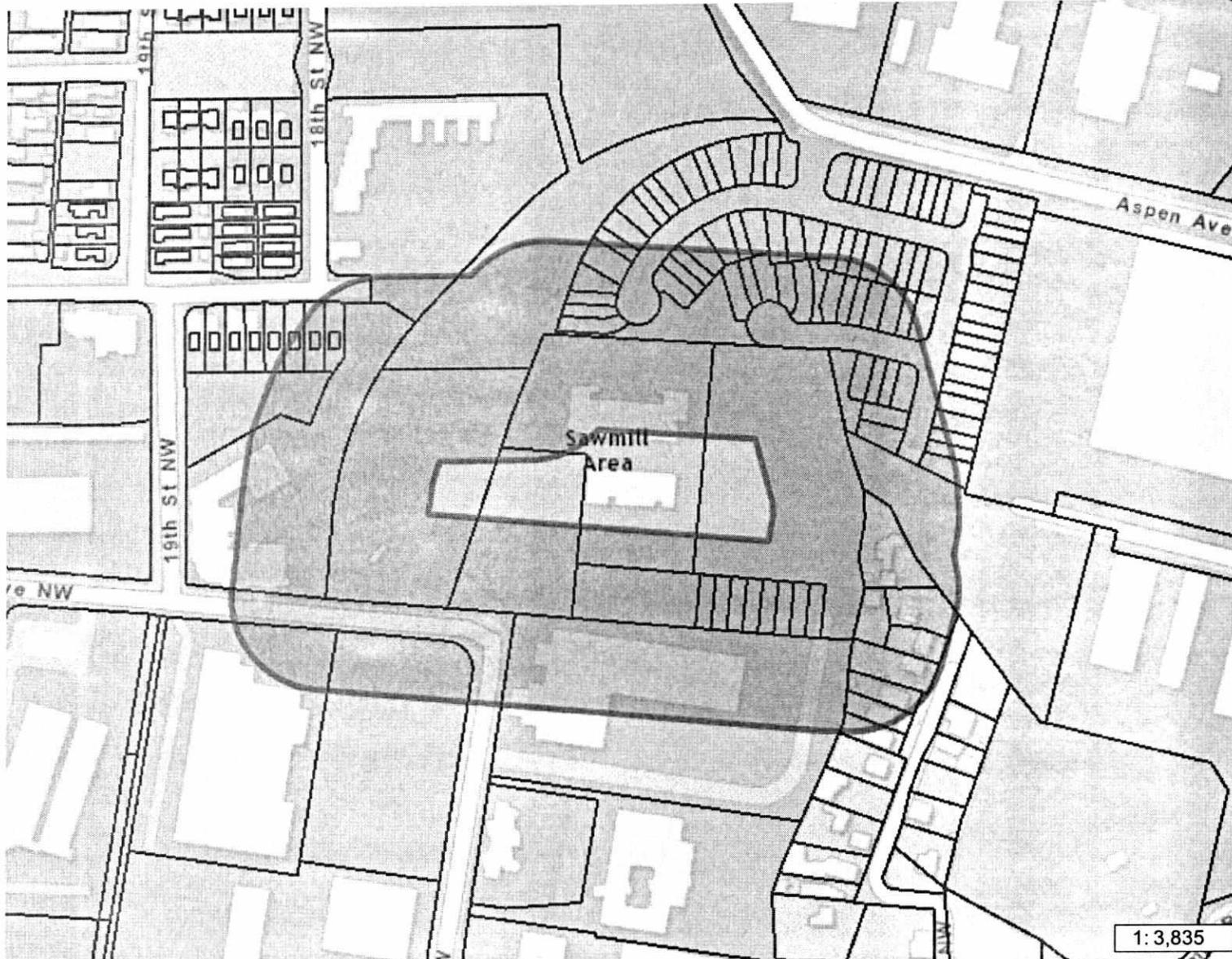
Date Mailed: 8-17-16

Signature:

D. Carby



1005354



Legend

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

Notes

165 foot buffer

RAUPAGH J SUE
1763 BAND SAW PL NW
ALBUQUERQUE NM 87101

ANDRADE FRED & MCMAKEN JENNINE
1132 SALINAS SE
ALBUQUERQUE NM 87123

BAILLIE STEVEN M
1755 BAND SAW PL NW
ALBUQUERQUE NM 87104

RIVERHORSE INVESTMENTS LP
2811 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87106

ROBINSON TOUREE
1747 BAND SAW PL NW
ALBUQUERQUE NM 87104

SAWMILL COMMUNITY LAND TRUST
PO BOX 25181
ALBUQUERQUE NM 87125

SAIZ ANGELICA E
1732 BAND SAW PL NW
ALBUQUERQUE NM 87104

HENSS JULIA L & LINNAN THOMAS P
1724 BAND SAW PL NW
ALBUQUERQUE NM 87104

MONTGOMERY-JONES HUGH F
1720 BAND SAW PL NW
ALBUQUERQUE NM 87104

SAWMILL CROSSING HOMEOWNERS ASSOC
INC
7400 HANCOCK CT NE SUITE B
ALBUQUERQUE NM 87109

TRUJILLO NOAH
1716 BAND SAW PL NW
ALBUQUERQUE NM 87104

MORRELL STEVEN A
1712 BAND SAW PL NW
ALBUQUERQUE NM 87104

CAIN WARREN DAVID
1708 BANDSAW PL NW
ALBUQUERQUE NM 87104

GOLDSTEIN KENNY & PEARL
1771 BAND SAW PL NW
ALBUQUERQUE NM 87104

LYLE JAMES P & SYLVIA L
1115 ROADRUNNER LN NW
ALBUQUERQUE NM 87107

ACE LEADERSHIP HIGH SCHOOL FDN ATTN
TORI STEPHANS-SHAUGER & VICTOR
CHAVEZ
1240 BELLAMAH AVE NW
ALBUQUERQUE NM 87104

PETERSON ELLEN C
11600 JEWEL CAVE RD SE
ALBUQUERQUE NM 87123

RICHARDSON GREGORY T
7336 BOXWOOD AVE NE
ALBUQUERQUE NM 87113

HELLUMS EDMOND E
3617 NORTH POLE LP NE
RIO RANCHO NM 87144

MOYE JAMES M & CAROL E
1401 LUMBERTON DR NW
ALBUQUERQUE NM 87104

HEBENSTREIT LISA Z
1600 CHESHIRE CT NW
ALBUQUERQUE NM 87104

CHESHIRE ERICKA L
1828 ZEARING AVE NW
ALBUQUERQUE NM 87104

CARON DONALD GENE JR
1824 ZEARING AVE NW
ALBUQUERQUE NM 87104

LEONARD BARBARA E
1820 ZEARING AVE NW
ALBUQUERQUE NM 87104

SAWMILL COMMUNITY LAND TRUST
P. O. BOX 25181
ALBUQUERQUE NM 87125

TORRES RICK & ANGEL SULLIVAN
1415 15TH ST NW
ALBUQUERQUE NM 87104

VALENCIA ALEJANDRA
1421 15TH ST NW
ALBUQUERQUE NM 87104

AGUSTIN ELENA M
1409 15TH ST NW
ALBUQUERQUE NM 87104

BLANCHFIELD SEAN
1423 15TH ST NW
ALBUQUERQUE NM 87104

18TH ST MAB INVESTORS LLC % JOHN
ANDREW JONES, ESQ
1919 OLD TOWN RD NW SUITE 1
ALBUQUERQUE NM 87104

SAWMILL COMMUNITY LAND TRUST
PO BOX 25181
ALBUQUERQUE NM 87125-5181

FAULKNER SARAH
1767 BAND SAW PL NW
ALBUQUERQUE NM 87104



MOYE JAMES M & CAROL E
1405 LUMBERTON DR NW
ALBUQUERQUE NM 87104

SAWMILL CROSSING LLC
7400 HANCOCK CT NE SUITE B
ALBUQUERQUE NM 87109-4592

MONIE ANDREW MAURICE & THERESA LORRAINE
MCINNES TR MONIE-MCINNES RVT
1500 15TH ST NW
ALBUQUERQUE NM 87104

MONIE ANDREW MAURICE & THERESA LORRAINE
MCINNES TR MONIE-MCINNES RVT
1500 15TH ST NW
ALBUQUERQUE NM 87104

SAWMILL 20TH ST LLC C/O HERITAGE
HOTELS & RESORTS INC
201 3RD ST NW SUITE 1150
ALBUQUERQUE NM 87102

GUL-MOHAMMAD SADAF & DAVIS DON R
1700 BANDSAW PL NW
ALBUQUERQUE NM 87104

MONREAL FERNANDO
928 AVENIDA MANANA NE
ALBUQUERQUE NM 87104

WYKOFF JUDY
1635 CHESHIRE CT NW
ALBUQUERQUE NM 87104

POLANSKY BRIAN CHRISTOPHER
1631 CHESHIRE CT NW
ALBUQUERQUE NM 87104

SAWMILL CROSSING LLC
7400 HANCOCK CT NE SUITE B
ALBUQUERQUE NM 87109-4592

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County Com