

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

August 11, 2017

N.M. Capital Partners, LLC
P.O. Box 1173
Tijeras, NM 87059

Project# 1011292
17EPC-40019 Sector Development Plan Map Amendment (Zone Change)
17EPC-40020 Site Development Plan for Building Permit

LEGAL DESCRIPTION:

The above actions for all or a portion of Tracts 52A1A2, 52A1B, and 71, zoned S-MI to SU-2/SU-1 for S-MI and C-2 within the Sawmill-Wells Park Sector Development Plan, located on the southwest corner of 6th St. NW and Haines Ave. NW, containing approximately 2 acres. (H-14)
Staff Planner: Cheryl Somerfeldt

PO Box 1293

On August 10, 2017 the Environmental Planning Commission (EPC) voted to APPROVE Project 1011292/17EPC-40019, a Sector Development Plan Map Amendment (Zone Change) and 17EPC-40020, a Site Development Plan for Building Permit, based on the following findings:
Albuquerque

FINDINGS:

NM 87103

Project # 1011292, Case # 17EPC-40019, FINDINGS, Sector Development Plan Map Amendment (Zone Change)

www.cabq.gov

1. This is a request for a Sector Development Plan Map Amendment (Zone Change) from S-MI (Sawmill Mixed Industrial) to SU-2/SU-1 for S-MI and C-2 (Community Commercial) for all or a portion of Lots 52A1B, 52A1A2, and 71 located on the southwest corner of 6th Street NW and Haines Avenue NW containing approximately 1.8 acres.
2. The Zoning Code requires that applicants requesting SU-1 Special Use zoning submit a Site Development Plan. The applicant has submitted the associated Site Development Plan for Building Permit to fulfill this requirement.
3. The subject site and other surrounding lots were zoned S-MI (Sawmill Mixed Industrial) through the adoption of the Sawmill/Wells Park Sector Development Plan in January 1996. As such, this constitutes an amendment to that plan.

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4. The Albuquerque/Bernalillo County Comprehensive Plan, City of Albuquerque Zoning Code, Sawmill/Wells Park Sector Development Plan, and the Sawmill/Wells Park Metropolitan Redevelopment Plan are incorporated herein.
5. The subject site is in an Area of Change as designated by the Comprehensive Plan. The request furthers the following applicable goals and policies of the Comprehensive Plan:

Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

The request furthers Goal 4.1 and Policy 4.1.1 because the Sawmill/Wells Park neighborhood, especially the subject site's immediate area, consists of historic industrial buildings with a strong vertical presence against the primary street. Preserving and re-purposing these existing buildings will be consistent with the neighborhood's distinct character.

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

Action 4.1.3.1: Provide opportunities for residents, businesses, and other stakeholders to come together to identify special places, catalytic actions, and creative solutions to area issues and prioritize capital projects and beautification opportunities.

The request furthers Policy 4.1.3 and 4.1.3.1 because by preserving the existing buildings and improving the existing site, the project will contribute to the distinct identity and sense of place at the corner of 6th Street NW and Haines Avenue NW. In addition, the business types being proposed (café, taproom, and climbing gym) would offer the neighborhood additional gathering places.

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

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

The request furthers Goal 5.3 and Policy 5.6.4 because the subject site is in the middle of established existing City infrastructure especially vehicular and transit infrastructure due to its close proximity to Interstate-40 which will make it accessible to outside residents, local residents, and tourists. The existing light industrial buildings will continue to function as a buffer between residential single family lots to the south and the highway to the north. The location of this project is close to other similar projects in the area creating a tourism focus in an old industrial part of the City that is close to other older tourist locations such as Old Town and the museums.

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Areas of Change are the locations within the City which are to have the greatest amount of development and mixture of uses.

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

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

The request furthers Goal 8.1 and Policy 8.1.1 because it is creating a place where local talent can be showcased with the retail of local goods, and it will potentially create an interesting place to gather within an unique early 20th century light industrial context, therefore, providing a historical reference for the user while invigorating the immediate vicinity with people or 'eyes on the street'.

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

- b. Encourage the production, local sale, and export of locally-grown and made goods.
- c. Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.
- d. Grow the community's economic base through recruitment, retention/expansion, and new business startups to bring additional income into the region.

The request furthers Policy 8.1.2 because it will take a large vacant historic industrial building and re-purpose it into services and the retail of locally made beer and other retail items, which will develop the local economy and provide local area jobs with a skill-set that enhances rather than replaces what currently exists in the immediate area. The approval of C-2 uses allows the sale of locally produced beer, wine, and spirits and the proposed zoning and future uses will add this property to the unique tourist destinations in the City.

Policy 8.1.4: Leverage Assets: Enhance and market the region's unique characteristics internally and to outside businesses and individuals in order to compete with other regions.

The request furthers Policy 8.1.4 because the proposed project is semi-unique to the area with a combination of eating, drinking, shopping, and sports activity, providing entertainment for tourists, locals, and residents who wish to move to the area, which would then compete with other regions with similar offerings.

The future artisan food market that is proposed for this site will enhance the region's marketability with a unique, local attraction. This will serve to benefit internal conditions to outside businesses and will allow the City to compete with other municipalities and regions, such as "The Source" in Denver, providing this kind of venues.

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Goal 8.2 Entrepreneurship: Foster a culture of creativity and entrepreneurship and encourage private businesses to grow.

Policy 8.2.1: Local Business: Emphasize local business development.

Policy 8.2.5: Creative Economy: Promote the creative economy.

The request furthers Policies 8.2 and 8.2.1 and 8.2.5 because the intent is to provide a space where local creativity will be nurtured through the retail of locally hand-crafted products. The intent of the business is to emphasize local 'makers' and business owners.

The requested zone change will allow future, local merchants (specifically those that manufacture and sell alcohol, as permitted by the C-2 addition) to lease a shop space within the building and sell their product. The proposed one-stop shopping experience provided by the artisan market will allow local businesses to locate and develop within the subject building. The marketability of these local artisans will be enhanced through the repurposed, existing industrial building and shared open area.

The requested zone change will allow entrepreneurs and producers in craft, artisan, and food businesses to expand their enterprise and sales. The proposed use supports entrepreneurship and the Comprehensive Plan policy that calls for promotion of the creative economy. Artisan enterprises fall within the creative economy umbrella. The types of businesses that will be supported by the proposed zone change and use will generate new income, create jobs, foster local economic communities, and sustain creative techniques, and preserve culture and meaning that is an essential component of sustainable entrepreneurship.

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

Policy 11.2.3: Distinct Built Environments: Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts.

b. Encourage development that strengthens the identity and cohesiveness of the surrounding community and enhances distinct historic and cultural features.

The request furthers Goal 11.2 and Policy 11.2.3 because the intent of the proposed project is to retain the existing historic buildings which is essentially preserving the historic character of the area and therefore strengthening the neighborhood identity through re-use.

The physical character of the Sawmill/Wells Park area is defined by historic buildings and roads. The proposed redevelopment and use further the intent of this Historic Assets policy as it will conserve the community's historic characteristics while also reshaping the area to respond to new opportunities. The proposed use will encourage redevelopment in the area while maintaining the existing, historic features of the Sawmill district through the preservation of an existing building.

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The location of the proposed use is appropriate as it rehabilitates a predominantly industrial area. The proposed use will bring life to the area by create a gathering space for those working and living in the Sawmill/Wells Park district.

6. The request furthers the following applicable goals and policies of the Sawmill/Wells Park Sector Development Plan:

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

The request furthers Action Plan 6 by preserving a significant building that defines the area character by defining the streetscape on 6th Street NW near the railroad tracks. While not on Mountain Road, the requested zoning and proposed use would preserve an existing iconic building through adaptive reuse. The subject building is one of the oldest in the area, dating to 1936 and potentially earlier, and is attractive and unique. By adding the artisan market, the vacant building will change to an active use and add to the urban character of 6th Street. Adaptive reuse is encouraged by this Plan policy.

Overall Economic Development Strategy: Healthy growth of industrial and commercial businesses will provide employment opportunities for residents, while enlarged, strengthened and protected residential neighborhoods will benefit commercial activities by providing a stable environment.

The request furthers the Overall Economic Developed Strategy by promoting new employment opportunities for the Sawmill/Wells Park residents to work close to where they live. This eliminates cross-city traffic, and commuting costs. The proposed zoning and use will allow for an appropriate commercial business in an area that is currently zoned for industrial and commercial uses. This use furthers the symbiotic relationship between residential and commercial activities of the Sector Plan area by providing an entertainment venue for those living and working in the area.

7. The request furthers the following applicable goals and policies of the Sawmill/Wells Park Community Metropolitan Redevelopment Area (MRA) Plan:

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

The request furthers Redevelopment Plan Goal E because it will develop commercial and industrial space that benefits the community with job creation and needed services. The intent of the proposed project is to re-purpose the industrial space (which will keep it from further deteriorating) into commercial uses that will benefit the community with jobs and services such as restaurants, taproom, beer manufacturer, retail spaces, and climbing gym which are all services that will benefit the local community and economy.

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The opportunity for a small microbrewery, taproom, and/or distillery in addition to the proposed artisan food market will add vitality to the neighborhood by providing a service that will draw more people in to the area, providing an expanded customer base for existing businesses. The Sawmill area is expanding through new uses such as brewery's and taprooms that are compatible with the proposed use and this would further provide a neighborhood gathering place.

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

The request furthers Redevelopment Plan Goal F because it takes old buildings and re-purposes them to preserve the character and keep the subject site from further deteriorating for new uses and site work which will serve the neighborhood.

The proposed zoning and "as built" Site Plan will allow for the reuse of the existing buildings for an artisan food market. The proposed use will maintain the "old" elements of the neighborhood by utilizing two existing buildings and provide a "new" element with the proposed market.

Redevelopment Plan Goal O: Develop local recreational services for people living and working in and near the Sawmill Area.

The request furthers Redevelopment Plan Goal O because the project proposes to provide recreational services in the form of the climbing gym and the restaurant/café, taproom, and retail opportunities which the local neighborhood can take advantage.

The proposed zoning facilitates an artisan food market with the option for a brewery and taproom that will create a recreational spot for residents and employees of the area. The MRA Plan identifies a Neighborhood Residential Sub-Area just south of the Warehouse Sub-Area. The proposed use will provide jobs and serve the residents of this area as well as the employees of the existing business areas.

8. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:
 - A. The proposed zone change is consistent with the health, safety, morals, and general welfare of the City because it furthers numerous Comprehensive Plan goals and policies as well as Sawmill/Wells Park Sector Development Plan and Sawmill/Wells Park Metropolitan Redevelopment Plan goals policies and objectives as shown above. In addition, the proposed project will be consistent with the City's Zoning Code in permitting S-MI uses as well as C-2 permissive uses permissively and C-2 conditional uses conditionally. The site plan will also meet current Zoning Code regulations.

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- B. The proposed request is justified because the proposed use will permit an expanded list of uses that will help toward the re-purpose of existing buildings, providing stability to the existing neighborhood in historic character and presence. The proposed use is compatible with the existing uses in the surrounding area because it continues the light industrial uses and furthers the entertainment aspect that has recently been growing. This compatibility promotes land use stability for the neighborhood.
- C. The request is generally consistent with and furthers or partially furthers a preponderance of the applicable goals and policies of the Comprehensive Plan, Sawmill/Wells Park Sector Development Plan, and Sawmill/Wells Park Metropolitan Redevelopment Plan as shown in Findings 5-7.
- D. The existing zoning is inappropriate because a different use category is more advantageous to the community, as articulated by the Comprehensive Plan, Sawmill/Wells Park Sector Plan, and Sawmill/Wells Park Metropolitan Redevelopment Plan. While the existing zone would permit a light industrial or live-work development, the requested zone will permit a commercial entertainment focused development. The subject site is an infill location with good access to transit and non-motorized transportation options. Therefore, a more active zoning with a focus on retail and public interaction is more advantageous to the community than the existing mixed industrial zoning.
- E. Generally, C-2 permissive uses would not be harmful to the neighborhood since they are compatible with existing light industrial uses of the surrounding area. However, within the C-2 zone, a drive-in restaurant is a permissive use. Due to site constraints, it is unlikely this use would be possible with existing buildings, but could be possible if existing buildings were demolished. The SU-1 zone requires EPC approval of Site Development Plans and all zoning code regulations and design tools such as building placement and screening would apply for new site plans.
- F. The request will not require major or un-programmed capital expenditures by the city.
- G. While economic considerations are always a factor with regard to development proposals, they are not the determining factor for this zone change request. The applicant has sufficiently demonstrated that the determining factor is the advantage to the community. This is an urban infill project using existing historic buildings appropriately located for the proposed mixture of industrial and commercial uses. Furthermore, the request furthers a preponderance of goals and policies from the Comprehensive Plan, Sawmill /Wells Park Sector Development Plan, and Sawmill/Wells Park Metropolitan Redevelopment Plan.

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- H. Although the location is advantageous, the location on 6th Street NW is not in itself the sole justification for the request. The request is also being made to allow flexibility in uses for existing historic buildings which provide a unique character to the project, and to further multiple applicable goals and policies.
- I. SU-I zones create spot zones by definition as they are unique to the parcel upon which they are being applied; however, the request creates a justifiable spot zone because the applicant has demonstrated that the proposed change will clearly facilitate realization of the Comprehensive Plan and provide a use that will be advantageous to the area.
- J. The request would not give different zoning from surrounding zoning to a strip of land along a street since the parcels will be under one ownership and business model.
- 9. The Wells Park Neighborhood Association and the Sawmill Community Land Trust were notified of the request as well as property owners within 100 feet of the subject site. No facilitation meeting was scheduled and staff has not received any written comments in support or opposition. Staff received two inquiries from adjacent property owners and both were content with the description of the request.
- 10. The City's Metropolitan Redevelopment Agency supports the project.

CONDITIONS OF APPROVAL

Project # 1011292, Case # 17EPC- 40019, Sector Development Plan Map Amendment (Zone Change)

- 1. The Sector Development Plan Map Amendment does not become effective until the accompanying Site Development Plan is approved by the DRB, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

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FINDINGS

Project # 1011292, Case # 17EPC- 40020 Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for all or a portion of Lots 52A1B, 52A1A2, and 71 located on the southwest corner of 6th Street NW and Haines Avenue NW containing approximately 1.8 acres.
2. This request is associated with the request for a Sector Development Plan Map Amendment from S-MI (Sawmill Mixed Industrial) to SU-2/SU-1 for S-MI and C-2 (Community Commercial) within the Sawmill/Wells Park Sector Development Plan.
3. The Zoning Code requires that applicants requesting SU-1 Special Use zoning submit a Site Development Plan. The applicant has submitted this associated Site Development Plan for Building Permit to fulfill this requirement.
4. The subject site and other surrounding lots were zoned S-MI (Sawmill Mixed Industrial) through the adoption of the Sawmill/Wells Park Sector Development Plan in January 1996. As such, this constitutes an amendment to that plan.
5. The Albuquerque/Bernalillo County Comprehensive, City of Albuquerque Zoning Code, Sawmill/Wells Park Sector Development Plan, and the Sawmill/Wells Park Metropolitan Redevelopment Plan are incorporated herein by reference.
6. Section 14-16-3-11(B) of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, the attached Site Development Plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, the Comprehensive Zoning Code, and other applicable City planning documents.
7. The Site Development Plan for Building Permit deviates from the Zoning Code regarding the off-street parking requirement from a required 80 off-street spaces to 65 off-street spaces with local on-street parking to supplement this deficiency. The EPC supports approval of a variance from the Zoning Code in order to maintain the character of the area.
8. The Site Development Plan for Building Permit deviates from the Zoning Code regarding the front and side yard landscape buffer requirement to a vertical living wall. The EPC supports approval of a variance from the Zoning Code in order to maintain the character of the area.
9. The subject site is in an Area of Change as designated by the Comprehensive Plan. The request furthers the following applicable goals and policies of the Comprehensive Plan:

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Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

The request furthers Goal 4.1 and Policy 4.1.1 because the Sawmill/Wells Park neighborhood, especially the subject site's immediate area, consists of historic industrial buildings with a strong vertical presence against the primary street. Preserving and re-purposing these existing buildings will be consistent with the neighborhood's distinct character.

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

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

The request furthers Goal 5.3 and Policy 5.6.4 because the subject site is in the middle of established existing City infrastructure especially vehicular and transit infrastructure due to its close proximity to Interstate-40 which will make it accessible to outside residents, local residents, and tourists. The existing light industrial buildings will continue to function as a buffer between residential single family lots to the south and the highway to the north. The location of this project is close to other similar projects in the area creating a tourism focus in an old industrial part of the City that is close to other older tourist locations such as Old Town and the museums. Areas of Change are the locations within the City which are to have the greatest amount of development and mixture of uses.

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

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

The request furthers Goal 8.1 and Policy 8.1.1 because it is creating a place where local talent can be showcased with the retail of local goods, and it will potentially create an interesting place to gather within an unique early 20th century light industrial context, therefore, providing a historical reference for the user while invigorating the immediate vicinity with people or 'eyes on the street'.

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

b. Encourage the production, local sale, and export of locally-grown and made goods.

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c. Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.

d. Grow the community's economic base through recruitment, retention/expansion, and new business startups to bring additional income into the region.

The request furthers Policy 8.1.2 because it will take a large vacant historic industrial building and re-purpose it into services and the retail of locally made beer and other retail items, which will develop the local economy and provide local area jobs with a skill-set that enhances rather than replaces what currently exists in the immediate area. The approval of C-2 uses allows the sale of locally produced beer, wine, and spirits and the proposed zoning and future uses will add this property to the unique tourist destinations in the City.

Policy 8.1.4: Leverage Assets: Enhance and market the region's unique characteristics internally and to outside businesses and individuals in order to compete with other regions.

The request furthers Policy 8.1.4 because the proposed project is semi-unique to the area with a combination of eating, drinking, shopping, and sports activity, providing entertainment for tourists, locals, and residents who wish to move to the area, which would then compete with other regions with similar offerings.

The future artisan food market that is proposed for this site will enhance the region's marketability with a unique, local attraction. This will serve to benefit internal conditions to outside businesses and will allow the City to compete with other municipalities and regions, such as "The Source" in Denver, providing this kind of venues.

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

Policy 11.2.3: Distinct Built Environments: Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts.

b. Encourage development that strengthens the identity and cohesiveness of the surrounding community and enhances distinct historic and cultural features.

The request furthers Goal 11.2 and Policy 11.2.3 because the intent of the proposed project is to retain the existing historic buildings which is essentially preserving the historic character of the area and therefore strengthening the neighborhood identity through re-use.

The physical character of the Sawmill/Wells Park area is defined by historic buildings and roads. The proposed redevelopment and use further the intent of this Historic Assets policy as it will conserve the community's historic characteristics while also reshaping the area to respond to new opportunities. The proposed use will encourage redevelopment in the area while maintaining the existing, historic features of the Sawmill district through the preservation of an existing building.

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The location of the proposed use is appropriate as it rehabilitates a predominantly industrial area. The proposed use will bring life to the area by create a gathering space for those working and living in the Sawmill/Wells Park district.

10. The request furthers the following applicable goals and policies of the Sawmill/Wells Park Sector Development Plan:

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

The request furthers Action Plan 6 by preserving a significant building that defines the area character by defining the streetscape on 6th Street NW near the railroad tracks. While not on Mountain Road, the requested zoning and proposed use would preserve an existing iconic building through adaptive reuse. The subject building is one of the oldest in the area, dating to 1936 and potentially earlier, and is attractive and unique. By adding the artisan market, the vacant building will change to an active use and add to the urban character of 6th Street. Adaptive reuse is encouraged by this Plan policy.

Overall Economic Development Strategy: Healthy growth of industrial and commercial businesses will provide employment opportunities for residents, while enlarged, strengthened and protected residential neighborhoods will benefit commercial activities by providing a stable environment.

The request furthers the Overall Economic Developed Strategy by promoting new employment opportunities for the Sawmill/Wells Park residents to work close to where they live. This eliminates cross-city traffic, and commuting costs. The proposed zoning and use will allow for an appropriate commercial business in an area that is currently zoned for industrial and commercial uses. This use furthers the symbiotic relationship between residential and commercial activities of the Sector Plan area by providing an entertainment venue for those living and working in the area.

11. The request furthers the following applicable goals and policies of the Sawmill/Wells Park Community Metropolitan Redevelopment Area Plan:

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

The request furthers Redevelopment Plan Goal E because it will develop commercial and industrial space that benefits the community with job creation and needed services. The intent of the proposed project is to re-purpose the industrial space (which will keep it from further deteriorating) into commercial uses that will benefit the community with jobs and services such as restaurants, taproom, beer manufacturer, retail spaces, and climbing gym which are all services that will benefit the local community and economy.

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The opportunity for a small microbrewery, taproom, and/or distillery in addition to the proposed artisan food market will add vitality to the neighborhood by providing a service that will draw more people in to the area, providing an expanded customer base for existing businesses. The Sawmill area is expanding through new uses such as brewery's and taprooms that are compatible with the proposed use and this would further provide a neighborhood gathering place.

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

The request furthers Redevelopment Plan Goal F because it takes old buildings and re-purposes them to preserve the character and keep the subject site from further deteriorating for new uses and site work which will serve the neighborhood.

The proposed zoning and "as built" Site Plan will allow for the reuse of the existing buildings for an artisan food market. The proposed use will maintain the "old" elements of the neighborhood by utilizing two existing buildings and provide a "new" element with the proposed market.

12. The Wells Park Neighborhood Association and the Sawmill Community Land Trust were notified of the request as well as property owners within 100 feet of the subject site. No facilitation meeting was scheduled and staff has not received any written comments in support or opposition. Staff received two inquiries from adjacent property owners and both were content with the description of the request.
13. The City's Metropolitan Redevelopment Agency supports the project.

CONDITIONS OF APPROVAL

Project # 1011292, Case # 17EPC- 40020, Site Development Plan for Building Permit

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. Per Zoning Code section 14-16-3-1 (H), pedestrian walkways shall be 6-feet wide except for stretches of 10-feet at time where a planter may reduce the walkway width including the walkways parallel to the western façade of the larger eastern building.

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4. The Site Development Plan for Building Permit shows 30-foot parking lot LED light poles adjacent to Haines Avenue NW and 6th Street NW. For sites smaller than 5 acres, the maximum height of a light pole shall be 20-feet per Zoning Code 14-16-3-9; and lighting fixtures shall not shine directly onto the public right-of-way.
5. A buffer "living wall" with vines at a minimum height of 42" shall be placed along the west property line where open to the adjacent property.
6. Under the note "SIGNAGE TO BE DETERMINED UNDER A SEPARATE PERMIT TO MEET C-2 REGULATIONS", add "Wall signs are limited to 12.5 % of the façade when a free-standing sign is on premise. A free-standing sign is limited to 75 square feet when premise is on a local street per Zoning Code 14-16-2-17 (10) (c) 1.a."

7. Conditions of Approval from Transportation Development:

- Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
- Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

The following comments need to be addressed prior to DRB:

- Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
- The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.

8. Conditions of Approval from Hydrology Development:

- In anticipation of the EPC requiring the DRB review and approval of the technical details, the Hydrology Development Section will require a Grading and Drainage Plan addressing the below criteria, the criteria stated in the Development Process Manual, and the design guidelines in Standard Specifications when developing this property. Hydrology Engineer: Reneé Brissette, PE

General Hydrology Criteria:

- Beyond 10' of a structure, all landscape beds to be depressed below grade. Within 10', runoff shall be directed away from the structure.
- All new development projects shall manage the runoff from precipitation which occurs during the 90th Percentile Storm Events, referred to as the "first flush." The Site Plan/Drainage Plan must indicate all areas and mechanisms intended to capture the first

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flush. For volume calculations, the 90th Percentile storm event is 0.44 inches. For Land Treatment D the initial abstraction is 0.1", therefore the first flush volume should be based on $0.44" - 0.1" = 0.34"$ and only consider the impervious areas.

- State how the first flush will be retained and provide supporting calculations
- State the area of Land Treatment D on the plan
- The applicant may request a pre-design meeting with the Hydrology Section; a Conceptual Grading and Drainage plan or site plan should be included. Contact either Dana Peterson (dpeterson@cabq.gov) or Reneé Brissette (rbrissette@cabq.gov) to set up a pre-design meeting.
 - The engineer should research the Master Drainage Plan and/or adjacent sites – essentially practice due diligence prior to meeting. Conceptual Grading and Drainage plans should reference the master drainage plan or other sources that indicate the intended drainage for that area. The applicant should provide excerpts from the supporting documents and/or grading plans.
 - Final Drainage Reports should have an appendix with all supporting documentation
- When determining allowable discharge from a site:
 - If a Master Drainage Report planned an allowable discharge for a site, determine if the basis for that discharge is still valid or if conditions have since changed.
 - If discharging to the street, determine if the street has capacity. Also determine if the storm drain has capacity.
 - If discharging to the back of inlets, determine if doing so will still provide capacity for the discharge from the street.
 - All flows must enter a water quality pond/swale before leaving the site or entering the public storm sewer system.

Site Specific Comments:

- The proposed curb along Haines will have to follow the existing flowline of the existing valley gutter to the existing storm inlet on 6th.
9. Conditions of Approval from Albuquerque/Bernalillo County Water Utility Authority:
- As a condition for approval please submit an Availability Statement request. Requests can be made at this link: http://www.abcwua.org/Availability_Statements.aspx
 - Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.
 - There are several new services that are proposed in the utility plan. Please note that unused services will need to be removed or justified before additional meters are provided.

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10. Conditions of Approval from Solid Waste Management Department:

- All new/proposed refuse enclosures must be built to COA minimum requirements. The applicant shall work with Solid Waste to develop the location and pick-up requirements prior to DRB approval.

11. Conditions of Approval from Public Service Company of New Mexico:

- It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
- It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Mike Moyer
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3697

12. Ground mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

13. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **AUGUST 25, 2017**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. 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.

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

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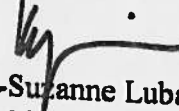
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of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced applications.

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 through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

Sincerely,


for Suzanne Lubar
Planning Director

SL/CS

cc: N.M. Capital Partners, LLC, P.O. Box 1173, Tijeras, NM 87059
Consensus Planning, Inc., 302 Eight St. NW, ABQ, NM 87102
Wells Park NA, Mark Horst, 1114 7th St NW, ABQ, NM 87102
Wells Park NA, Doreen McKnight, 1426 7th St. NW, ABQ, NM 87102