



Environmental Planning Commission

Agenda Number: 4
Project # PR-2020-004771
Case #: RZ-2022-00005
Hearing Date: February 17, 2022

Staff Report

Agent	Consensus Planning
Applicant	Homewise, Inc. and Michael A. Gonzales
Request	Zone Map Amendment (zone change)
Legal Description	Lot 1, Block 1, Gutierrez Addition, Tract 30B, MRGCD Map 41, and Tract A Plat of Tracts A and B, Barela's Coffee House
Location	4 th St. SW and Barela's St. SW, between Bell Ave. SW and Simpier Ln. SW
Size	Approximately 1.5-acres
Existing Zoning	MX-L (Mixed Use – Light Intensity)
Proposed Zoning	MX-M (Mixed Use – Medium Intensity)

Staff Recommendation

APPROVAL of RZ-2022-00005, based on the Findings beginning on p. 23.

Staff Planner
Sergio Lozoya

Summary of Analysis

The request is for a Zoning Map Amendment (zone change) from MX-L (Mixed Use – Light Intensity) to MX-M (Mixed Use – Medium Intensity) for an approximately 1.5-acre site comprised of three lots, located on 4th St SW and Bell Ave SW, between Bell Ave SW and Simpier Ln SW (the subject site).

The subject site is wholly in an Area of Change, as designated by the ABC Comprehensive Plan. The Zoning Map Amendment has been adequately justified pursuant to the zone change criteria in the IDO based upon the new zone being more advantageous to the community.

Property owners within 100 feet of the subject site and the Barelas Neighborhood Association were notified as required. Staff received several letters in support of this request. Two facilitated meetings were held. Support was expressed mainly because the request would facilitate small business development.

Staff recommends approval.

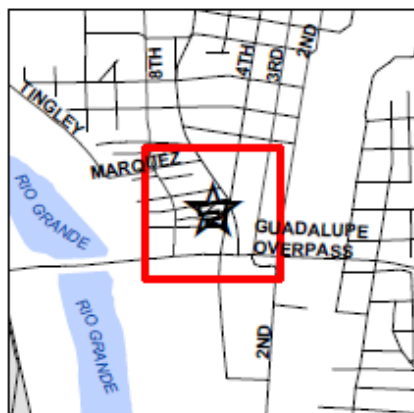
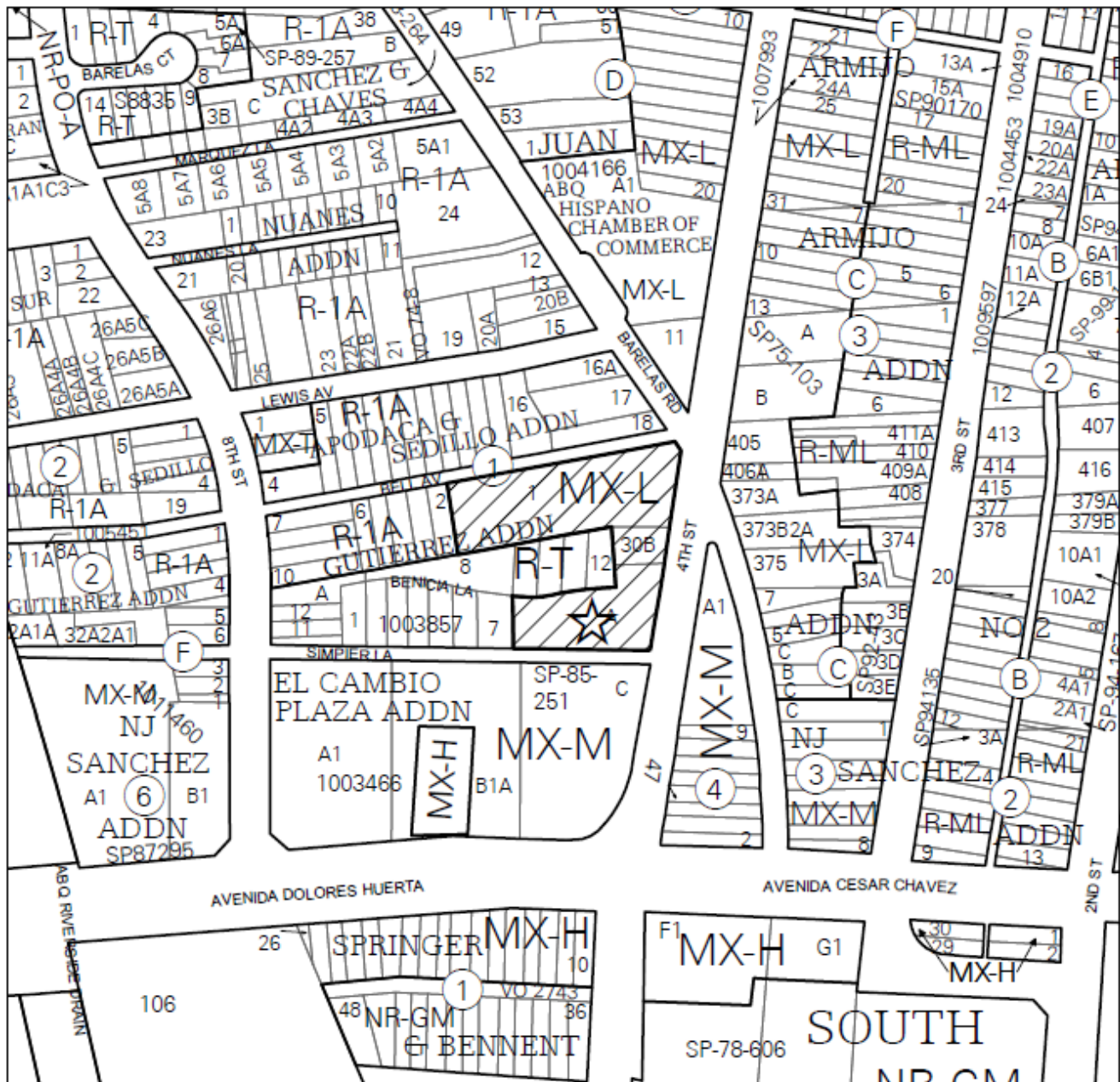


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Attachments





IDO ZONING MAP

Note: Gray shading
Indicates County.

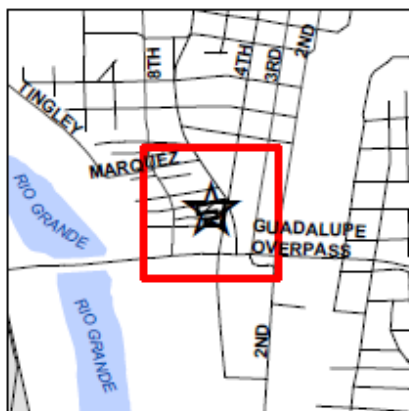


1 inch = 200 feet

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LAND USE MAP

Note: Gray shading
Indicates County.

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

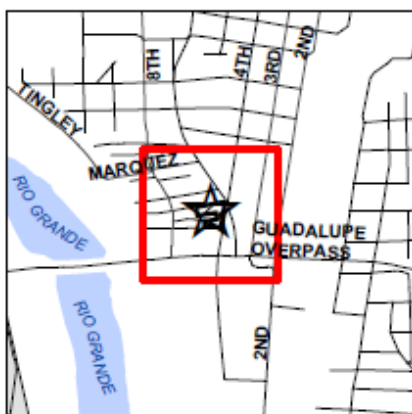


1 inch = 200 feet

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HISTORY MAP

Note: Gray shading indicates County.



1 inch = 200 feet

Hearing Date:

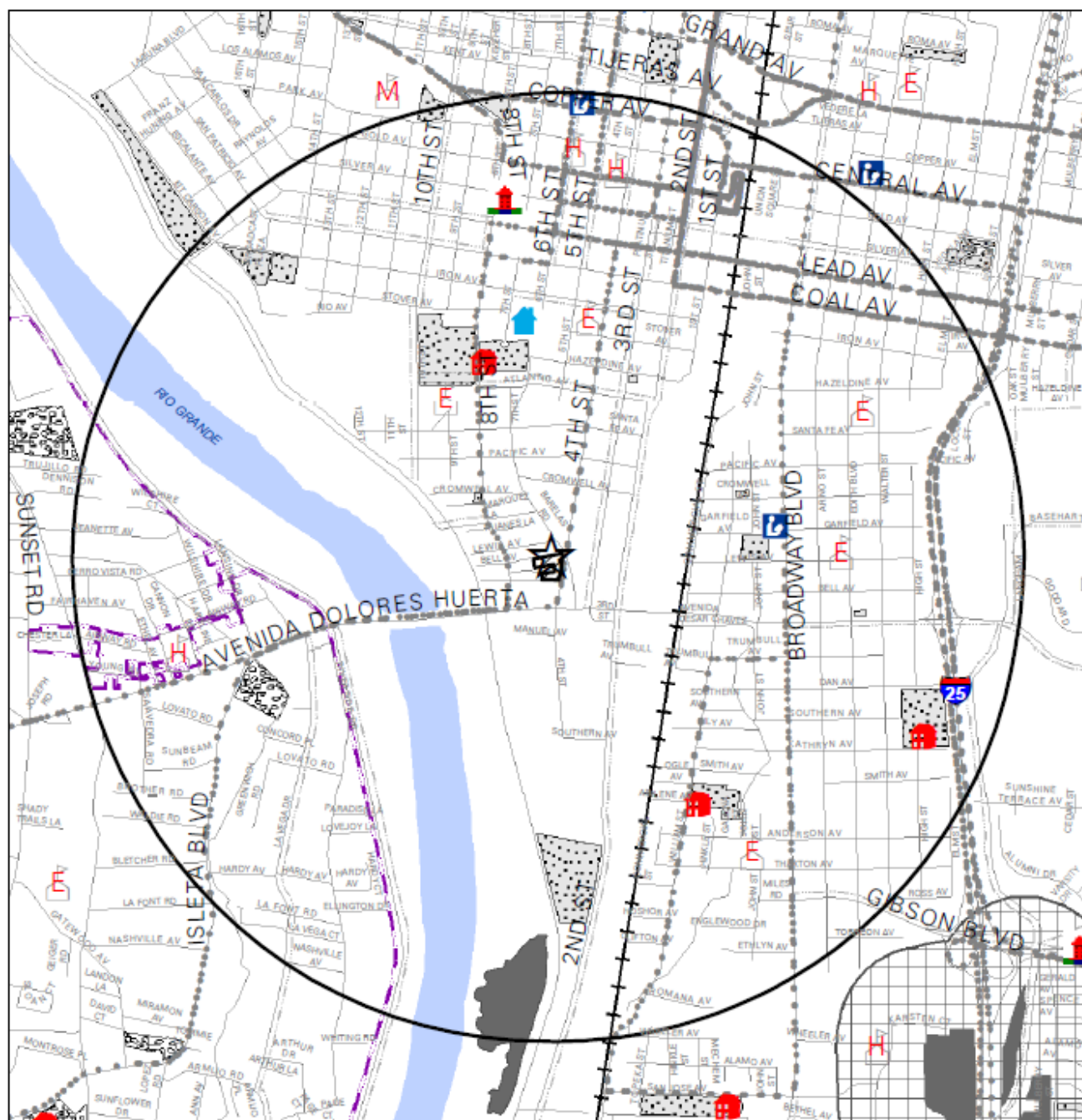
2/17/2022

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Public Facilities Map with One-Mile Buffer

- | | | | |
|----------------------|-------------|--------------------------|-----------------------------|
| Community Center | Fire | Public School | Landfill designated by EHD |
| Multi-Service Center | Police | Proposed Bike Facilities | Landfill Buffer (1000-feet) |
| Senior Center | Sheriff | ABQ Ride Route | Developed City Park |
| Library | Solid Waste | Albuquerque City Limits | Undeveloped City Park |
| Museum | | | Developed County Park |
| | | | Undeveloped County Park |



0 0.5 1 Miles

I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	MX-L	Area of Change	Commercial / Industrial
<i>North</i>	R-1A/MX-L	Area of Change/Consistency	Single Family Dwelling
<i>South</i>	NR-SU	Area of Change	Solid Waste
<i>East</i>	NR-SU	Area of Change	Cemetery
<i>West</i>	MX-L	Area of Consistency	Residential

Request

The request is for a Zoning Map Amendment (zone change) for an approximately 1.5-acre site comprised of three lots, located on 4th St SW and Bell Ave SW, between Bell Ave SW and Simpier Ln SW (the subject site).

The applicant is requesting a zone change from MX-L (Mixed Use – Light Intensity) to MX-M (Mixed Use – Medium Intensity) to facilitate future development for catering services/small business incubator on the northern two lots, though other uses in the MX-M zone would also become permissive.

EPC Role

The EPC is hearing this case because the EPC is required to hear all zone change cases, regardless of the site size, in the City. The EPC is the final decision-making body unless the EPC decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would then make the final decision. The request is a quasi-judicial matter.

Context

The subject site is comprised of three lots, which are approximately 1.5-acres in size. The northernmost lots are developed with a warehouse and a commercial storefront along 4th St SW, and the southernmost lot is currently used as a parking lot for Barela's Coffee Shop and has a small building on the southeast corner.

The subject site is bounded by lots zoned R-1A and R-T to the west, R1-A and MX-L to the north, MX-L and MX-M to the east, and MX-M to the south. The surrounding lots are developed with residential to the west, north, and east. The lots to the south are developed with commercial uses.

History

The subject site is located within the Barelás Neighborhood. The Barelás Sector Development Plan, rescinded in 2018, was written in 1978, and amended in 1993 and in 2007. The document laid out the existing conditions, issues, and recommendations for five main planning categories: Land Use and Zoning; Home Ownership and Affordability; Transportation; Public Safety, Social Services, and Community Facilities; and Economic Development. By addressing each of those

areas, the Plan aimed to create a strategy for stabilizing, preserving, developing and revitalizing the commercial and residential areas of Barelás.

The subject site does not have any prior EPC case history. However, on March 14, 2000 a conditional use (ZA-99-304) was granted by the Zoning Hearing Examiner for the northern most lot, to allow the sale of small motor vehicles including lawnmowers and go carts. The decision was then appealed and heard by the Land Use, Planning and Zoning Committee of the City Council, where they voted that the appeal (AC-00-08) be heard by the full Council on August 7th, 2000. Finally, the City Council voted to grant the appeal with conditions on August 7th, 2000.

The northern lot of the subject site was also seen by the DRB on February 10, 2021 for a vacation of right of way (SD-2020-00211), and a variance (VA-2021-00017), both of which were approved. The Right-of-Way (to be vacated) contained an existing building and a small amount of paved area. The request allowed the lot to be part of the adjacent right of way and facilitated future redevelopment. The variance granted the subject site to remain without a sidewalk along Bell Ave SW.

Transportation System

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies the functional classification of roadways.

The LRRS classifies Bell Ave SW as a local street, and 4th St SW as a Minor Principal Arterial.

Comprehensive Plan Designations

The subject site is located along 4th St SW, which is designated as a Major Transit and Main Street Corridor.

The subject site is not within any designated Centers, but it is abutting the Bridge/4th Street Activity Center as designated by the Comprehensive Plan.

Comprehensive Plan Community Planning Area Designation

The subject site is within the Central Albuquerque Community Planning Area (CPA), as designated by the Comp Plan. Central Albuquerque is the location of the original Old Town settlement with surrounding agricultural lands, the New Town development during the railroad era (now known as Downtown), and the original residential subdivisions, many of which have been designated as historic neighborhoods.

Overlays

The subject site is located within the Barelás's Character Protection Overlay (CPO-1). The subject site is not within any Historic Preservation Overlay or View Protection Overlay.

Trails/Bikeways

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies existing and proposed routes and trails.

There is a bike lane on 4th St SW, which abuts the subject site and connects to Bridge Blvd SW and leads to the Paseo Del Bosque bike trail (a dedicated bike trail).

Transit

The area is serviced Fixed Route 54 (Bridge/Westgate) runs Monday-Saturday from 5:45 am to 9:40 pm. Fixed Route 54 runs north-south on 4th Street, turning at Bridge Boulevard to serve the Southwest Mesa. The nearest stop pair for the Route 54 is at 4th and Stover Streets approximately 1,100 feet from the subject site.

Public Facilities/Community Services

Please refer to the Public Facilities Map (Page 6), which shows public facilities and community services located within one mile of the subject site.

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

Area of Change: An area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

Catering Service: An establishment whose primary business is to prepare food on-site, then to transport and serve the food off-site. No retail sale of food or beverages for consumption on the premises is allowed.

Neighborhood Edge: Any distance required by the standard in Section 14-16-5-9 (Neighborhood Edges) is measured from the nearest point on the nearest lot line of the Protected Lot to the nearest point on the Regulated lot that contains the feature being regulated.

Zoning

The subject site is zoned MX-L [Mixed-Use – Low Intensity IDO 2-4(B)] which was assigned upon the adoption of the Integrated Development Ordinance (IDO), based on the prior designation of SU-2 / Commercial.

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

The proposed zoning is MX-M [Mixed-Use – Medium Intensity 2-4(C)]. The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The subject site is located in an Area of Change as designated by the Comprehensive Plan. Applicable goals and policies are listed below. The goals and policies listed below are cited by the applicant in the zone change justification letter dated February 4, 2022 (see attachment).

Chapter 4: Community Identity

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

The request would contribute to enhancing, protecting, and preserving the community by allowing for the development of underutilized lots near residential neighborhoods. The request would also expand the area’s mix of uses to surrounding neighborhoods and would help to preserve this distinct community by transforming a long-neglected block in Barelas. The request furthers Goal 4.1- Character

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

The subject site is in Barelas, one of Albuquerque’s first distinct communities. The request would facilitate the redevelopment and re-use of existing buildings, and allow for a larger range and mix of uses than what is currently permitted, thereby encouraging quality development that is consistent with the distinct character of the community. The request furthers Policy 4.1.1 – Distinct Communities

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

The request would enhance, protect, and preserve the Barelas neighborhood by facilitating the development of a community-based catering service (Street Food Institute). The Street Food Institute would bring redevelopment to, and enhance an underutilized lot, while preserving existing storefronts. The Street Food Institute would act as an anchor for future development of the subject site. The request is consistent with Policy 4.1.4 – Neighborhoods.

Sub-policy 4.1.4(a): Respect existing neighborhood values and social, cultural, recreational resources.

The request would respect existing neighborhood values and social, cultural, recreational resources because Homewise (the applicant) has worked extensively with the community to ensure future development would align with residents’ values. There were two facilitated meetings regarding the request, along with a survey of the Barelas Neighborhood conducted in 2020.

Sub-policy 4.1.4(c): Support improvements that protect stable, thriving residential neighborhoods and enhance their attractiveness.

The request would support improvement of the thriving Barelas Neighborhood because it would facilitate the development of the subject site with a community-based catering service (Street Food Institute). The subject site is adjacent to existing residential neighborhoods, the

proposed zone change to MX-M would enhance their attractiveness with new development along 4th Street and Bell. The request furthers Sub-policy 4.1.4(c).

Chapter 5: Land Use

Sub-policy 5.1.6(b): Provide neighborhood-oriented commercial, retail, institutional, and public services.

The subject site is located adjacent to residential development, future development of the site will serve the nearby neighborhood by providing neighborhood-oriented commercial development. The commercial kitchen/catering services/small business incubator provides a public service to local future small business owners. The request furthers Sub-policy 5.1.6(b).

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

The subject site is located on 4th St SW, which is designated as a Main Street Corridor by the Comprehensive Plan. The proposed zone map amendment would encourage new development and align the 4th St SW corridor with local, neighborhood-oriented businesses. The request furthers Policy 5.1.9 – Main Streets.

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

The subject site is located on 4th St SW, which is designated as a Major Transit Corridor by the Comprehensive Plan. The proposed zone map amendment would encourage new development and align the 4th St corridor with local, neighborhood-oriented businesses. The subjects site location on a Major Transit Corridor and near residential development would promote walkability and pedestrian-oriented development. The request furthers Policy 5.1.9 – Main Streets.

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

The request would facilitate development of the subject site, which would provide additional opportunities for residents to live and work. The request would foster complete communities where residents can live and work together because the proposed Street Food Institute and future development is located within a ¼ mile of a bus route, and is adjacent to residential development in Barelás. The request furthers Goal 5.2 – Complete Communities.

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

The requested MX-M zoning would maintain many of the uses allowable under MX-L, while adding catering services and potential for development of other uses allowed in the MX-M zone. The request would contribute to the continuation of a healthy, sustainable and distinct

community that would be conveniently accessible from surrounding neighborhoods while providing a mix of uses. The request furthers Policy 5.2.1 – Land Uses.

Sub-policy 5.2.1(h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request would encourage infill development and would add complementary uses that are compatible in form and scale to the surrounding development as existing buildings would be redeveloped. The proposed development would be more compatible in form and scale with the neighborhood than the existing, underutilized warehouse. The request furthers Sub-policy 5.2.1(h).

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

The request would encourage and direct growth to an Area of Change where the subject site is located and would help focus growth at this location. Directing growth to this area would help direct developmental pressure away from the surrounding neighborhoods located in Areas of Consistency and would help reinforce the character of the area. The request furthers Goal 5.6 – City Development

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

The subject site is located in an Area of Change, adjacent to the 4th/Barelas Activity Center, and within 660-feet of a Major Transit Corridor/Main Street (4th Street) where the Comprehensive Plan intends and encourages changes to happen. The request would direct growth and more intense development to the subject site located within the Metropolitan Redevelopment Plan for Barelas. The request furthers Policy 5.6.2 – Areas of Change.

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

The proposed zone change would encourage economic development efforts and foster a robust, resilient, and diverse economy by facilitating the development of a community oriented small business incubator (Street Food Institute). The request also facilitates the development of existing structures on the site, and would offer a broader range of uses on the subject site. The request furthers Policy 8.1.2 – Resilient Economy.

Integrated Development Ordinance (IDO) 14-16-6-7(G)(3)-Review and Decision Criteria for Zone Map Amendments

Requirements

The review and decision criteria outline policies and requirements for deciding zone change applications. The applicant must provide sound justification for the proposed change and

demonstrate that several tests have been met. The burden is on the applicant to show why a change should be made.

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

Justification & Analysis

The zone change justification analyzed here, received February 7, 2022, is a response to Staff's request for a revised justification (see attachment). The subject site is currently zoned MX-L (Mixed-Use – Low Intensity) The requested zone is MX-M (Mixed-Use – Medium Intensity). The reason for the request is to facilitate future development of the subject site, and to have consistent zoning in the area.

The applicant believes that the proposed zoning map amendment (zone change) meets the zone change decision criteria in IDO 14-16-6-7(G)(3) as elaborated in the justification letter. The applicant's arguments are in *italics*. Staff analysis follows in plain text.

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

The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comprehensive Plan, as amended, and other applicable plans adopted by the City. Please refer to the in-depth analysis of the applicable Goals and Policies in the next section below.

In addition, the subject properties are located within the Barelás Neighborhood Commercial Area Revitalization Plan ("The MRA Plan") and the Barelás Sector Development Plan, now repealed. This request is consistent with the spirit and goals of these documents. Additional information on these plans and their relationship to this request is in the Planning Context section of this letter.

Staff: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers a preponderance of applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them.

Applicable citations are Goals and policies relevant to the request.

Applicable Citations:

Goal 4.1-Character, Policy-4.1.1-Distinct Communities, Policy 4.1.4-Neighborhoods, Sub-policy 4.1.4 (a) and (c), Sub-policy 5.1.6 (b), Policy 5.1.9-Main Streets, Policy 5.1.10-Major Transit Corridors, Goal 5.2- Complete Communities. Policy 5.2.1-Land Uses, Sub-policy (h),

Goal 5.6- City Development Areas, Policy 5.6.2-Areas of Change, Policy 8.1.2-Resilient Economy.

Non-applicable Citations: Policy 5.1.6-Activity Centers

Staff: The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding community identity, land use, economic development and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is generally consistent with the City's health, safety, and morals and general welfare. The response to Criterion A is sufficient.

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

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

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

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

C. If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets any of the following criteria: There was typographical or clerical error when the existing zone district was applied to the property.

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

Criteria 3 is met for this application. The existing zoning is not appropriate for this site because a different zone district is more advantageous to the community as articulated by the ABC Comp Plan.

The existing zoning for the subject site does not allow for the desired catering service use of the property, and redevelopment with this use is clearly more advantageous to the community as articulated by the Comp Plan, as described in great detail earlier in this letter.

Changing the zoning from MX-L to MX-M furthers the applicable ABC Comp Plan policies described in this letter, including economic development, identity and design, and placemaking. The site's proximity to a Major Transit and Main Street Corridor, and the site's location in the Barelaz Character Protection Overlay Zone CPO-1 and immediately adjacent to a designated Activity Center are critical considerations relative to these policies.

The proposed zoning will allow mixed-use development that serves the surrounding and overall downtown community by increasing the potential uses of the property and buildings included as part of this request, especially the specific catering service use. This zoning suits the properties designation as an Area of Change, and it is well served by existing infrastructure.

Staff: The subject site is located wholly in an Area of Change and the applicant refers to sub-criterion 3, that a different zone district is more advantageous to the community as articulated by the Comprehensive Plan.

The applicant has adequately justified the request by demonstrating that it would facilitate redevelopment of existing buildings with small scale commercial services, including a catering/small business incubator, which would generally further a preponderance of applicable goals and policies

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

The requested zoning of MX-M does not allow any permissive uses that would be harmful to the adjacent property, neighborhood, or community. The table below provides a comparison of uses from the MX-L and MX-M zones. A key is provided after the table to identify use types

IDO ZONING COMPARISON: MX-L VS. MX-M		
USE	MX-L	MX-M
Group home, large*	-	C
Hospital*	-	P
Sports Field*	C	P
University or College	C	P
Nursery	-	A
Auditorium or Theater	A	P
Bar	C	P
Catering Service	-	P
Nightclub	-	P
Tap room or tasting room	C	P
Campground or recreational vehicle park	-	C
Light vehicle fueling station	C	P
Light vehicle sales and rental	C	P
Blood services facility	-	C
Mortuary	C	P
Personal and business services, large	-	P
Drive-in theater*	-	C
Building and home improvement materials store	-	C
General retail, medium	-	P
General retail, large*	-	C
Liquor retail	A	C
Nicotine retail	A	C
Pawn shop	C	P
Helipad	-	CA
Park-and-ride lot	C	P
Transit facility	C	P
Outdoor storage	CA	C
Warehousing	-	C
Wholesaling and distribution center	-	C
Circus	-	T

**Not practical due to size/property constraints.*

As demonstrated in the table, many of the new uses allowed by the requested MX-M zoning remain “C” Conditional Uses, which require approval through a public hearing process with the Zoning Hearing Examiner (ZHE) prior to development. One of the criteria that must be met for the ZHE to approve such a request is that the use “will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community,” thus reinforcing that these uses will not be harmful based solely on this zone change request.

In addition to the new Conditional Uses, there are several uses that become “P” Permissive with the requested zone change that could be considered harmful by neighbors, including hospital, bar, nightclub, light vehicle fueling station, light vehicle sales and rental, and pawn shop.

Regarding hospitals, the neighborhood is protected by the Use-specific standards that limit this use to 20 overnight beds in the MX-M zone and further require a Conditional Use Approval when located within 300 feet of residential zone districts. The subject site is adjacent to several residentially zoned properties.

Bars and nightclubs were a much-discussed topic at two facilitated meetings that were held with the Barelás Neighborhood Association for this Zoning Map Amendment. Homewise listened carefully to the concerns expressed by residents related to the history of predatory alcohol sales on 4th Street and share in the desire to ensure such activity does not return to the neighborhood. Homewise followed up with their legal counsel to learn what strategies have been used to avoid potential negative outcomes, as well as understand existing mitigating factors, such as noise ordinances, that protect neighbors. It should be recognized that Homewise is pursuing tax credits for the proposed redevelopment, which requires them to hold the property for at least 7 years. Homewise will commit through a letter of intent to not lease the property for any bars or nightclubs for as long as they maintain ownership.

Light vehicle fueling stations, sales, and rental are all limited in their impact or potential development by the size and shape of the properties and the location near low-density residential development. The Use-specific standard for light vehicle fueling stations require a Conditional Use Approval by the ZHE due to the site’s adjacency to residential zone districts. Any outdoor sales and rental areas are prohibited within 50 feet of the surrounding residential zones, which severely limits the area of the site where cars could be parked for such a use. Further, these uses may require a cumulative impacts analysis, which could necessitate a site plan approval by the EPC.

Lastly, pawn shops are restricted to a distance separation of one mile, which ensures a dispersion and limitation of their potential impacts.

Overall, the Applicant believes that the site’s size, the surrounding zoning, and IDO requirements, including the use-specific standards all work together to safeguard the community from any harmful uses and impacts from the proposed Zoning Map Amendment.

Staff: The applicant compared the existing MX-L zoning and the proposed MX-M zoning. Uses that would become permissive under the MX-M zone, which are not currently allowed, are listed in the table above. Uses that could be interpreted as harmful are: hospital, bar, nightclub, light vehicle fueling station, light vehicle sales and rental, and pawn shop.

The applicant discussed potentially harmful uses allowed in the MX-M zone district. Generally speaking regulations in place would mitigate some of the impacts of said uses, along with site restrictions, that would mitigate the development of some of the more intense uses. The proposed use, should a zone change be approved, is a catering service/commercial kitchen that will be used as a small business incubator by the Street Food Institute (a local organization).

The response to criterion D is sufficient

E. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:

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

The subject properties will be adequately served by the existing City infrastructure immediately adjacent to the property and in the surrounding area. This infrastructure includes roadways, alley ways, water, sewer, and storm drain facilities in the Barelás neighborhood that can serve the project.

Staff: The City's existing infrastructure and public improvements will have adequate capacity to serve future development made possible by the zone change (Criterion 1). The response to criterion E is sufficient.

F. The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

The justification for this Zoning Map Amendment is not based on the Property's location on a major street but rather the request being more advantageous to the community as articulated by the Comprehensive Plan.

Staff: The Applicant's justification is not completely based on the property's location on a major street. The subject site is located on 4th St SW, which is a Minor Arterial. The applicant has adequately justified the request and has shown that the proposed zone would be generally more advantageous to the community than the current zoning.

G. The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

The justification for this Zoning Map Amendment does not rely on the cost of land or economic considerations. However, taking advantage of investment in these properties which contain a

vacant lot and building helps support the economic vitality of the Barelás neighborhood and will be a positive step for the neighborhood and community overall.

Staff: Economic considerations are always a factor, but the applicant's justification for the MX-M zone is not based completely or predominantly on the cost of land or economic considerations. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and therefore would generally be more advantageous to the community than the existing zoning

The response to criterion G is sufficient.

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

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

This request does not create a spot zone because the proposed MX-M zoning matches the zoning of the properties located immediately to the south and east of the subject site.

Staff: The request would not result in a spot zone because it does not apply a zone district different from surrounding zone districts to one small area or one premises. The response to criterion H is sufficient.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application. Few comments were received. The Solid Waste Department commented on issues that may arise should the use change to a kitchen, specifically concerns regarding a sanitary drain for the trash enclosure, and its placement in reference to the public right of way and public view. Other reviewing departments and Agencies had no adverse comments regarding the zone change. The ABCWUA and PNM had comments regarding future development and responsibilities of the applicant prior to developing the subject site.

Neighborhood/Public

The affected neighborhood organization is the Barelás Neighborhood Organization, which was notified as required. Property owners within 100 ft of the subject site were also notified as required.

Facilitated Meetings

Two facilitated meetings were held: the first on December 14th, 2021, and the second on February 1st, 2022 (see attachments). During the first meeting, the plans for future development were discussed. Homewise is the owner of the two northern parcels of the subject site, a portion of the northernmost parcel would be redeveloped to include a catering service/commercial kitchen.

This space will then be rented out to the Street Food Institute, a local small business (restaurant) incubator for seven years. The neighborhood is concerned that once the lease is up, there will be potential for a harmful use such as a nightclub, liquor establishment, cannabis retail or a light vehicle fueling station to occupy the space. Homewise reassured the neighborhood that they will seek a more permanent solution to prevent such uses and will report back to community.

The potential operating hours for the Street Food Institute were discussed, as well as potential parking issues. There may be parking agreements with the Barelas Coffee House, and/or the National Hispanic Cultural Center.

As of the facilitated meetings, there are no plans in place from Barelas Coffee House to develop the southernmost lot on the subject site. The agent explained to the neighborhood that the southernmost lot is being rezoned to have consistent MX-M zone district along this strip of 4th St SW.

During the second meeting held on February 1st, 2022 discussed four main action items from the previous meeting (see attachment). The first action item was the review of the conceptual design drawings for the catering services/commercial kitchen. There will be a new two-story building (height restrictions from Barelas Character Protection Overlay apply).

Homewise consulted with their legal counsel and is committed to abstaining from leasing to any bars or nightclubs, but will lease for a taproom, should an opportunity arise. The owner (Barelas Coffee House) of the southernmost lot confirmed that they do not have plans for development at this time.

The remainder of the meeting was dedicated to the discussion of the Street Food Institute and its benefit to the community.

Correspondence

Neighbors submitted approximately seven letters of support for the zone change and future development. The letters touched on economic benefits, support for small and local businesses, support of existing community lead efforts (Rail Yards Market), and creation of jobs should the zone change be approved.

IV. CONCLUSION

The request is for a Zoning Map Amendment (zone change) from MX-L (Mixed Use – Light Intensity) to MX-M (Mixed Use – Medium Intensity) for an approximately 1.5-acre site comprised of three lots, located on 4th St SW and Bell Ave SW, between Bell Ave SW and Simpier Ln SW (the subject site).

The applicant is requesting a zone change from MX-L (Mixed Use – Low intensity Zone District) to MX-M (Mixed Use – Medium Intensity Zone District) to facilitate future development of a catering/incubator kitchen, though other uses in the MX-M zone would also become permissive.

The affected neighborhood organization is the Barelás Neighborhood Association which was notified as required. Property owners within 100 feet of the subject site were also notified as required.

A pre-application meeting was held on December 14th, 2021 at which neighbors expressed their concerns. A second meeting was held on February 1, 2022 where remaining action items from the first meeting were discussed. There is general support from the community.

Staff has received a few letters in support of the request and future development, that were included in the application submittal packet.

The request has been adequately justified pursuant to the IDO Review and Decision Criteria for zone changes pursuant to IDO 14-16-6-7(G)(3).

Staff recommends APPROVAL.

FINDINGS – RZ-2022-00005, February 17, 2022 - Zoning Map Amendment (Zone Change).

1. The request is for a Zoning Map Amendment (zone change) for an approximately 1.5-acre site comprised of three lots, located on 4th St SW and Bell Ave SW, between Bell Ave SW and Simpler Ln SW (the subject site).
2. The subject site is legally described as Lot 1, Block 1, Gutierrez Addition, Tract 30B, MRGCD Map 41, and Tract A Plat of Tracts A and B, Barela's Coffee House.
3. The subject site is zoned MX-L (Mixed-Use – Light Intensity). The applicant is requesting a zone change to MX-M (Mixed-Use – Medium Intensity) to facilitate future development of a catering service/small business incubator, though other uses would be allowed by the MX-M zone.
4. The subject site is in an Area of Change as designated by the Comprehensive Plan and is in the Central Albuquerque CPA. It is not in a designated Activity Center.
5. The subject site abuts (is within 660 feet of) 4th St SW, which is a Major Transit Corridor and Main Street Corridor as designated by the Comprehensive Plan.
6. The subject site is within the boundaries of the Barelás Character Protection Overlay Zone, CPO-1
7. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
8. The request furthers the following Goals and Policies from Chapter 4: Community Identity pertaining to Character:

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

The request would contribute to enhancing, protecting, and preserving the community by allowing for the development of underutilized lots near residential neighborhoods. The request would also expand the area's mix of uses to surrounding neighborhoods and would help preserve this distinct community by transforming a prominent block in Barelás.

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

The subject site is in Barelás, one of Albuquerque's first distinct communities. The request would facilitate the redevelopment and re-use of existing buildings, and allow for a larger range and mix of uses than what is currently permitted, thereby encouraging quality development that is consistent with the distinct character of the community.

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

The request would enhance, protect, and preserve the Barel原因 neighborhood by facilitating the development of a community-based catering service/small business incubator (Street Food Institute). The Street Food Institute would bring redevelopment to, and enhance an underutilized lot, while preserving existing storefronts. The Street Food Institute would act as an anchor for future development of the subject site.

- D. Sub-policy 4.1.4(a): Respect existing neighborhood values and social, cultural, recreational resources

The request would respect existing neighborhood values and social, cultural, recreational resources because Homewise (the applicant) has worked extensively with the community to ensure future development would align with residents' values. There were two facilitated meetings regarding the request, along with a survey of the Barel原因 Neighborhood conducted in 2020

- E. Sub-policy 4.1.4(c): Support improvements that protect stable, thriving residential neighborhoods and enhance their attractiveness.

The request would support improvement of the thriving Barel原因 Neighborhood because it would facilitate the development of the subject site with a community-based catering service (Street Food Institute). The subject site is adjacent to existing residential neighborhoods, the proposed zone change to MX-M would enhance their attractiveness with new development along 4th Street and Bell.

9. The request furthers the following Goals and Policies from Chapter 5: Land Use, regarding Centers and Corridors, as follows:

- A. Sub-policy 5.6.1(b): Provide neighborhood-oriented commercial, retail, institutional, and public services.

The subject site is located adjacent to residential development, future development of the site will serve the nearby neighborhood by providing neighborhood-oriented commercial development. The commercial kitchen/catering services/small business incubator provides a public service to local future small business owners.

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

The subject site is located on 4th St SW, which is designated as a Main Street Corridor by the Comprehensive Plan. The proposed zone map amendment would encourage new development and align the 4th St SW corridor with local, neighborhood-oriented businesses. The subjects site location on a Major Transit Corridor and near residential development would promote walkability and pedestrian-oriented development

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

The subject site is located on 4th St SW, which is designated as a Major Transit Corridor by the Comprehensive Plan. The proposed zone map amendment would encourage new development and align the 4th St corridor with local, neighborhood-oriented businesses. The subjects site location on a Major Transit Corridor and near residential development would promote walkability and pedestrian-oriented development.

10. The request furthers the following, applicable Goals and Policies from Chapter 5: Land Use, regarding Centers and Corridors and Complete Communities, as follows:

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

The request would facilitate development of the subject site, which would provide additional opportunities for residents to live and work. The request would foster complete communities where residents can live and work together because the proposed Street Food Institute and future development is located within a ¼ mile of a bus route, and is adjacent to residential development in Barelás.

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

The requested MX-M zoning would maintain many of the uses allowable under MX-L, while adding catering services and potential for development of other uses allowed in the MX-M zone. The request would contribute to the continuation of a healthy, sustainable and distinct community that would be conveniently accessible from surrounding neighborhoods while providing a mix of uses.

- C. Subpolicy 5.2.1 (h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request would encourage infill development and would add complementary uses that are compatible in form and scale to the surrounding development as existing buildings would be redeveloped. The proposed development would be more compatible in form and scale with the neighborhood than the existing, underutilized warehouse. The request furthers Sub-policy 5.2.1(h).

11. The request furthers the following, applicable Goals and Policy from Chapter 5: Land Use, regarding City Development Areas, as follows:

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

The request would encourage and direct growth to an Area of Change where the subject site is located and would help focus growth at this location. Directing growth to this area would help direct developmental pressure away from the surrounding neighborhoods located in Areas of Consistency and would help reinforce the character of the area.

- B. Policy 5.6.2 – Areas of Change: Support additional growth in areas with existing infrastructure and public facilities.

The subject site is located in an Area of Change, adjacent to the 4th/Barelas Activity Center, and within 660-feet of a Major Transit Corridor/Main Street (4th Street) where the Comprehensive Plan intends and encourages changes to happen. The request would direct growth and more intense development to the subject site located within the Metropolitan Redevelopment Plan for Barelas.

12. The request furthers the following Policy from Chapter 8: Economic Development as follows:

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

The proposed zone change would encourage economic development efforts and foster a robust, resilient, and diverse economy by facilitating the development of a community oriented small business incubator (Street Food Institute). The request also facilitates the development of existing structures on the site, and would offer a broader range of uses on the subject site.

13. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-7(G)(3)-Review and Decision Criteria for Zoning Map Amendments, as follows:

- A. Criterion A: The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding community identity, land use, economic development and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, and morals and general welfare.
- B. Criterion B: The subject site is located wholly in an Area of Change, so this Criterion does not apply.
- C. Criterion C: The subject site is located wholly in an Area of Change and the applicant refers to sub-criterion 3, that a different zone district is more advantageous to the community as articulated by the Comprehensive Plan, including community identity, land use, and economic development. The applicant has adequately justified the request by demonstrating that it would facilitate redevelopment of existing buildings with small scale commercial services, including a catering/small business incubator.
- D. Criterion D: The applicant compared the existing MX-L zoning and the proposed MX-M zoning. Uses that would become permissive under the MX-M zone, which are not currently allowed, are listed in the table above. Uses that could be interpreted as harmful are: hospital, bar, nightclub, light vehicle fueling station, light vehicle sales and rental, and pawn shop.

The applicant discussed potentially harmful uses allowed in the MX-M zone district. Generally speaking, there are regulations in place which would mitigate some of the impacts of said uses, along with site restrictions, that would mitigate the development of some of the more intense uses. The proposed use, should a zone change be approved, is a

catering service/commercial kitchen that will be used as a small business incubator by the Street Food Institute (a local organization)

- E. Criterion E: The City's existing infrastructure and public improvements will have adequate capacity to serve future development made possible by the zone change (Criterion 1).
 - F. Criterion F: The Applicant's justification is not completely based on the property's location on a major street. The subject site is located on 4th St SW, which is a Minor Arterial.
 - G. Criterion G: Economic considerations are always a factor, but the applicant's justification for the MX-M zone is not based completely or predominantly on the cost of land or economic considerations. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and therefore would generally be more advantageous to the community than the existing zoning.
 - H. Criterion H: The request would not result in a spot zone because it would not apply a zone district different from surrounding zone districts to one small area or one premise.
14. The applicant's policy analysis adequately demonstrates that the request furthers a preponderance of applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with them. Based on this demonstration, the proposed zone category would generally be more advantageous to the community than the current zoning.
15. The affected neighborhood organization is the Barelas Neighborhood Association, which was notified as required. Property owners within 100 feet of the subject site were also notified as required.
16. A pre-application facilitated meeting was held on December 14th, 2021 and on February 1st, 2022 with members of the Barelas Neighborhood Association and the Barelas Community Coalition. Though there is general support for the request, attendees expressed concerns about parking, potentially harmful uses such as bar/nightclub or light-vehicle fueling station occupying the space, and future plans for the southernmost lot.
17. As of this writing, Staff has received several letters in support of the request. The letters touched on economic benefits, support for small and local businesses, support of existing community lead efforts (Rail Yards Market), and creation of jobs should the zone change be approved.

RECOMMENDATION - RZ-2022-00005, February 17, 2022

Approval of Project #: 2020-004771, Case #RZ-2022-00005, a zone change from MX-L to MX-M for Lot 1, Block 1, Gutierrez Addition, Tract 30B, MRGCD Map 41, and Tract A Plat of Tracts A and B, Barela's Coffee House, an approximately 1.5-acre site comprised of three lots, located on 4th St SW and Bell Ave SW, between Bell Ave SW and Simpiers Ln SW, based on the preceding Findings.

Sergio Lozoya

Sergio Lozoya, Current Planner

Notice of Decision cc list:

cc: Homewise, Inc. 1301 Siler Road, Bldg. D, Santa Fe, NM 87507
Consensus Planning, vos@consensusplanning.com
Barelas Neighborhood Association, Lisa Padilla, lisa@swop.net
Barelas Neighborhood Association, Courtney Bell, liberty.c.bell@icloud.com
Legal, kmorrow@cabq.gov
EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

CITY ENGINEER

Transportation Development

Hydrology Development

New Mexico Department of Transportation (NMDOT)

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning- No adverse comment to zone change.

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION- No objection to the proposed zone change.

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Should the zone change be approved, and if food is being prepared or distributed a sanitary drain for the dumpster will have to be installed in the trash enclosure. If the proposed dumpster is not 80' from public right away or public view, a new trash enclosure will have to be constructed.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No adverse comments.

ALBUQUERQUE PUBLIC SCHOOLS

No comment.

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA)

No adverse comment with respect to the Zone Change.

For Information Only:

Prior to development request an Availability Statement at the link below:

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.

Abandonment of all services is required for those not intended to be used upon the approval of the permit.

MID-REGION METROPOLITAN PLANNING ORGANIZATION – TRANSPORTATION

MID-REGION COUNCIL OF GOVERNMENTS

4th St SW is functionally classified as a Minor Arterial and projected as Minor Arterial in the Long-Range Roadway System (LRRS).

The Long-Range Transit Network identifies 4th St SW and Avenida Dolores Huerta to the southwest of the project area as a “Primary Route” with transit frequencies of 15 minutes or less.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

There are PNM facilities abutting the site and/or in easements along Bell Avenue SW, 4th Street SW, and Simpler Lane SW.

Page 3

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.

Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

Any existing and/or new PNM easements and facilities need to be reflected on any resulting future Site Plan or Plat.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.



Figure 1: Facing south along 4th St SW.



Figure 2: Sign posting at 4th street along southern boundary of the site



. Figure 3: Facing the southernmost lot of the subject site from 4th St SW.



Figure 4: Facing the two northern most lots of the subject site from 4th St SW.



Figure 5: Facing towards the subject site from 4th St SW and Bell Ave SW.



Figure 6: Facing south down the 4th St SW Main Street Corridor



Figure 7: Sign posting at Bell Ave SW along the northern boundary of the subject site.

HISTORY

Notice of Decision
City Council
City of Albuquerque
August 9, 2000

AC-00-08, Nick Romero - Appeals the Board of Appeals' Denial of a Conditional Use to Allow for Outdoor Sales and Activity (Lawnmowers and Go-Carts) Zoned SU-2/NCR - Located at 1413 4th Street SW

Decision

On June 14, 2000, by a vote of 4 FOR and 0 AGAINST, the Land Use, Planning and Zoning Committee of the City Council voted to recommend that Appeal No. AC-00-08 be heard by the full Council on August 7, 2000.

Yes: 4
Excused: Armijo

On August 7, 2000, the City Council voted, by a vote of 8 FOR and 0 AGAINST, to grant the appeal with conditions.

Yes: 8
Excused: Kline

IT IS THEREFORE ORDERED THAT THE CONDITIONAL USE REQUEST TO ALLOW OUTDOOR SALES AND ACTIVITY ZONED SU-2/NCR BE APPROVED WITH CONDITIONS.

Adopted Findings

On August 7, 2000, by a vote of 8 FOR 0 AGAINST, the Land Use, Planning and Zoning Committee of the City Council voted to adopt the following findings in support of its decision that the appeal be granted:

1. The subject property at 1413 Fourth Street SW will undergo a façade renovation under the South Fourth Street beautification project.
2. The outdoor sales and activity shall be limited to the display of no more than two lawnmowers at any one time.

Yes: 8
Excused: Kline

Attachments

1. Action Summary from August 7, 2000 City Council Meeting
2. June 14, 2000 Land Use, Planning and Zoning Committee Report
3. August 7, 2000 Staff Report

Appeal of Final Decision

A person aggrieved by this decision may appeal the decision to the Second Judicial District Court by filing in the Court a notice of appeal within thirty (30) days from the date this decision is filed with the City Clerk.

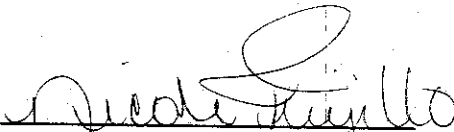


Michael Brasher, President
City Council

Date:

8/14/00

Received by:



City Clerk's Office

Date:

8-15-00

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

Homewise
1301 Silver Road Building D
Santa Fe NM, 87174

Project# PR-2020-004771
Application#
SD-2020-00211 VACATION OF RIGHT OF WAY
VA-2021-00017 WAIVER TO IDO

LEGAL DESCRIPTION:

For all or a portion of: **LOT 1 BLOCK 1, GUTIERREZ ADDITION**, zoned MX-L, located at **1407 4TH ST SW between BELL AVE SW and BARELAS RD SW**, containing approximately 0.0068 acre(s). (L-14)

On February 10, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved based on the following Findings:

SD-2020-00211 VACATION OF ROW

1. This is a request to vacate 297 feet of the Right-of-Way of Bell Avenue.
2. The applicant provided notice as required in table 6-1-1 of the IDO.
3. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The Right-of-Way (to be vacated) contains an existing building and a small amount of paved area. The request will allow the lot to be part of the adjacent and facilitated future redevelopment. Therefore, there is no benefit to the public welfare through keeping the the Right-of-Way (to be vacated).
4. Pursuant to section 14-16-6-6(M)(1)(b), the DRB will be the approving body on the request because the vacation is less than 5,000 square feet and the entire width of a street.
5. The vacation must be must be platted within one year of approval or it will be void (see Table 6-4-3 of the IDO).

VA-2021-00017 WAIVER IDO

This request allows the site to remain without a sidewalk, rather than the required 5 feet, see 14-16-(D)(3). Bell Avenue does not have sidewalks and is very narrow. Additionally, this is an infill site in an historic neighborhood, and as such, is subject to the constraints of existing buildings and development. Transportation approved the request.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **FEBRUARY 25, 2021**. The date of the DRB'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 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). Files larger than 9MB can be sent to PLNDRS@CABQ.GOV using <https://wettransfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

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. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Wolfley', written in a cursive style.

Jolene Wolfley
DRB Chair

JW/mg

ZONING

Please refer to IDO Sub-section 14-16-2-4(B) for the Mixed-Use – Low Intensity Zone District (MX-L)

Please refer to IDO Sub-section 14-16-2-4(C) for the Mixed-Use – Medium Intensity Zone District (MX-M)

Please refer to IDO Sub-section 14-16-3-4(B) for the Barelás Character Protection Overlay Zone - CPO-1

APPLICANT INFORMATION



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input checked="" type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Homewise, Inc. and Michael A. Gonzales		Phone: 505-764-9801
Address: 1301 SILER RD, BUILDING D		Email: vos@consensusplanning.com
City: Santa Fe	State: NM	Zip: 87507
Professional/Agent (if any): Consensus Planning		Phone: 505-764-9801
Address: 302 8th St NW		Email:
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site:		List <u>all</u> owners:

BRIEF DESCRIPTION OF REQUEST

Zoning Map Amendment to rezone the properties located at the SW corner of 4th Street and Bell Avenue from MX-L to MX-M

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: SEE ATTACHED PROPERTY DESCRIPTIONS	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning: MX-L	Proposed Zoning: MX-M
# of Existing Lots: 3	# of Proposed Lots: 3	Total Area of Site (acres): 1.34 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 4th Street SW	Between: Bell Ave SW	and: Simpler Lane SW
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date: January 6, 2022
Printed Name: James Strozier	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project #

Form Z: Policy Decisions

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

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

☒ **INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)**

- ☒ Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- ☒ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Traffic Impact Study (TIS) form (*not required for Amendment to IDO Text*)
- ☒ Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (*not required for Amendment to IDO Text*) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

☐ **ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

☐ **ADOPTION OR AMENDMENT OF FACILITY PLAN**

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

☐ **AMENDMENT TO IDO TEXT**

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

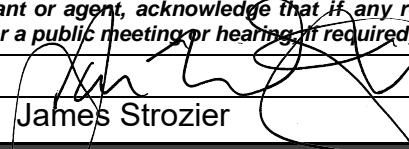
☒ **ZONING MAP AMENDMENT – EPC**


☐ **ZONING MAP AMENDMENT – COUNCIL**

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

☐ **ANNEXATION OF LAND**

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

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	
Signature: 	Date: January 6, 2022
Printed Name: James Strozier	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



UPC List:

Lot 1, Block 1, Gutierrez Addition:

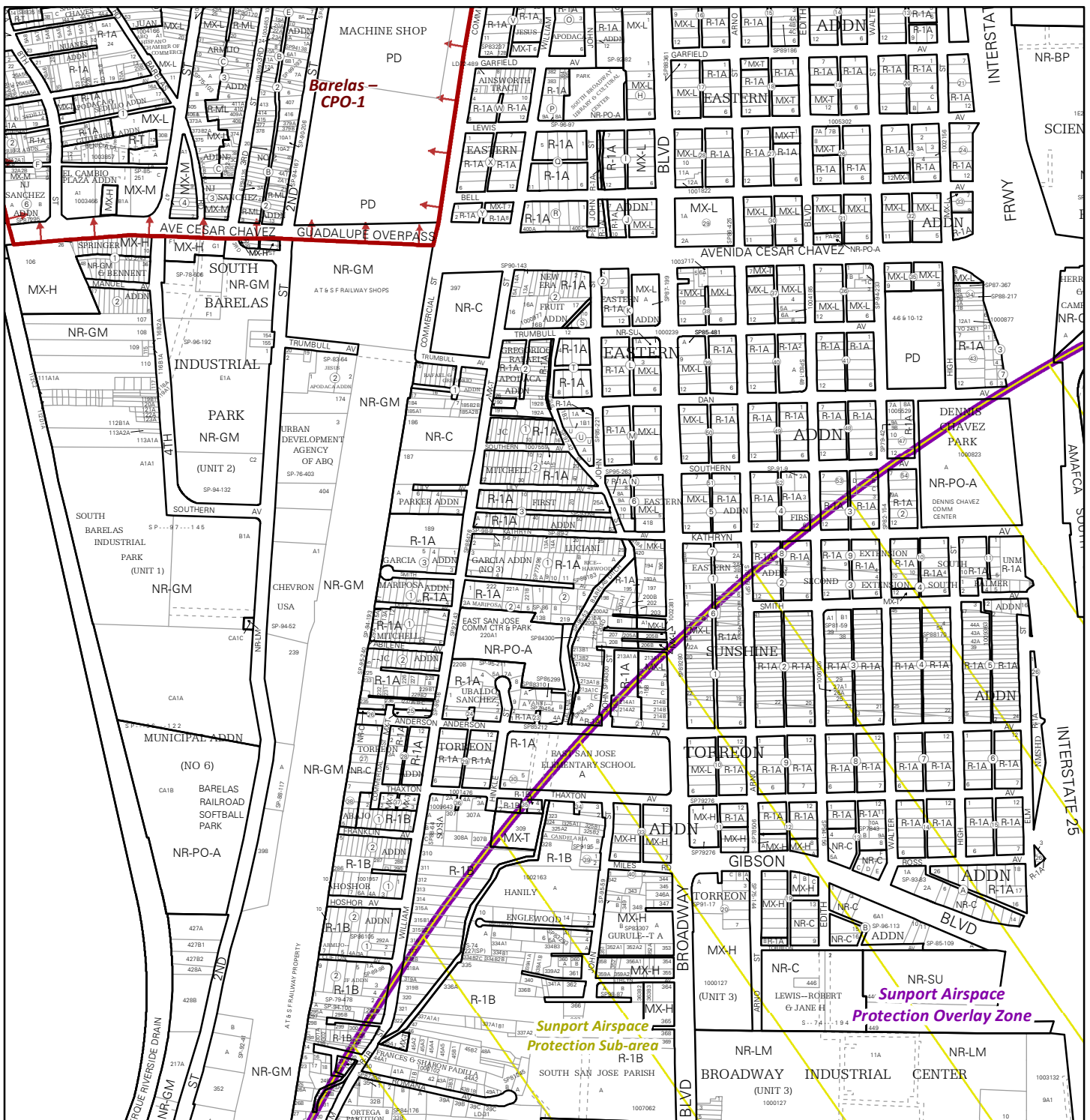
101405607047621706

Tract 30B, MRGCD Map 41:

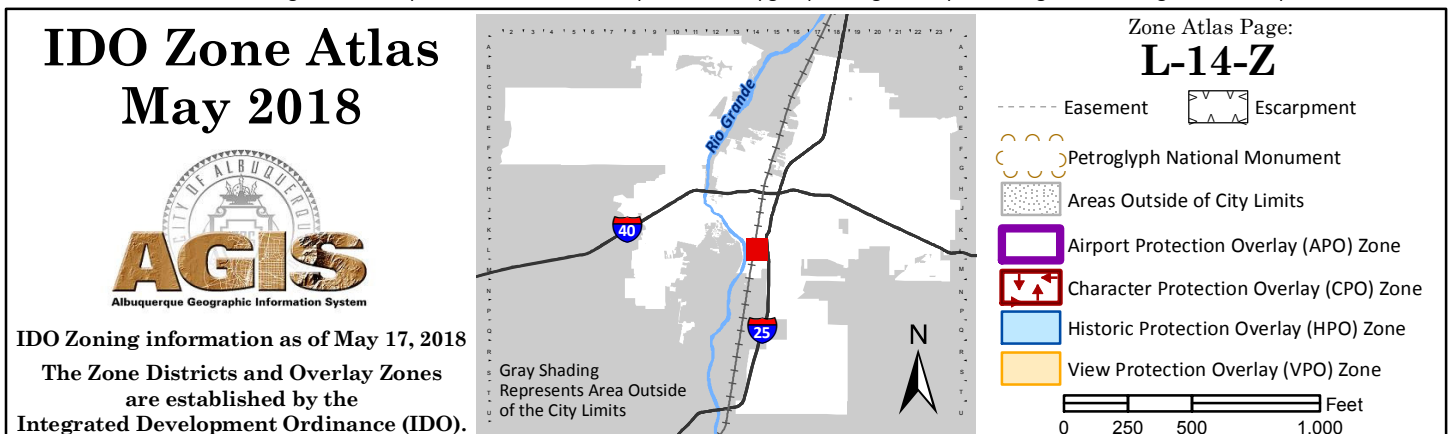
101405608246921704

Tract A, Barelas Coffee House:

101405607546421116



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>



HOMEWISE, INC.
1301 SILER RD, BUILDING D
SANTA FE, NM 87507

January 5, 2022

City of Albuquerque
Planning Department
600 2nd St NW
Albuquerque, NM 87102

Re: Letter of Authorization for Zoning Map Amendment

To Whom It May Concern:

Homewise, a New Mexico Nonprofit Corporation, hereby authorizes Consensus Planning, and its employees, to obtain information, submit and process applications, represent the project at meetings and public hearings, and act as our agent related to the properties located at the southwest corner of 4th Street SW and Bell Avenue SE.

These properties are legally described as Lot 1, Block 1, Gutierrez Addition and Tract 30B, MRGCD Map 41.

Please contact me if you have any questions or need any additional information.

Sincerely,

Homewise, Inc.

By:

Johanna Gilligan

Printed Name:

Johanna Gilligan

Title:

Senior Director, Community Development

January 5, 2022

Tim MacEachen, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

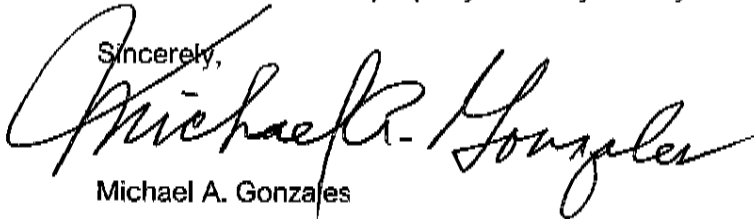
Dear Mr. Chairman:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as my agent for a Zoning Map Amendment for the property located at 1423 4th Street SW and legally described as follows:

- TR A PLAT OF TRACTS A & B BARELAS COFFEE HOUSE CONT .4481 AC

I am the owner of the property. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Michael A. Gonzales". The signature is written in a cursive, flowing style with a large initial "M".

Michael A. Gonzales

PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

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

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

Official Use only

PA#: _____ Received By: _____ Date: _____

APPOINTMENT DATE & TIME: _____

Applicant Name: Homewise, Inc. Phone#: (505) 764-9801 Email: vos@consensusplanning.com
Agent: Consensus Planning, Inc.

PROJECT INFORMATION:

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

Size of Site: +/-0.88 acres Existing Zoning: MX-L Proposed Zoning: MX-M

Previous case number(s) for this site: PR-2020-004771 (Subdivision/Waiver); ZA-80-248 and ZA-99-304

Applicable Overlays or Mapped Areas: Barelas CPO-1

Residential – Type and No. of Units: _____

Non-residential – Estimated building square footage: _____ No. of Employees: _____

Mixed-use – Project specifics: Commissary kitchen for food trucks, fermentation, baking, restaurant, retail, etc.

LOCATION OF REQUEST:

Physical Address: 1407-1417 4th Street SW Zone Atlas Page (Please identify subject site on the map and attach) L-14

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

Provide commercial kitchen space for a variety of food uses to potentially include food truck food preparation

(commissary), fermenting, bakery, restaurant, 'ghost kitchen', retail sales, etc.

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

The existing MX-L zoning allows many food-related uses, including mobile food trucks, restaurant, bakery goods or confectionery shop, farmers' market, and artisan manufacturing permissively. The owner is looking to develop the site with a commercial kitchen(s) to serve a variety of different food-related purposes. Reviewing all of the applicable IDO definitions, it appears most, if not all, possible food-related uses are allowed under the existing zoning, but it is not clear what specific IDO use a commercial kitchen (commissary for food trucks) falls under. Is this considered a catering service, or is there another use the City considers this? If considered a catering use, Homewise intends to apply for a Zoning Map Amendment to MX-M as the first zone district allowing such a use.

PRE-APPLICATION MEETING NOTES

PA#: 21-250 Notes Provided (date): 12-2-21

Site Address and/or Location: 1407 & 1417 4th St NW

Pre-application notes are for informational purposes only and are non-binding. They do not constitute an approval of any kind. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

Request Zoning Map Amendment from MX-L to MX-M to develop the subject site with a commercial kitchen space

Basic Site Information

Current Use(s): Industrial & Commercial retail Size (acreage): approximately 0.88 acre

Zoning: MX-L Overlay Zone(s): Barelas CPO

Comprehensive Plan Designations

Development Area: Change Corridor(s): 4th St Major Transit

Center: N/A Near Major Public Open Space (MPOS)?: _____

Integrated Development Ordinance (IDO)

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc.
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

Proposed Use(s): Kitchen

Use Specific Standards: _____

Applicable Definition(s): **Kitchen** An area of a dwelling where there is a sink of adequate size and shape for washing dishes and food items (as opposed to washing hands) and a cooking stove, range, or oven. The presence of a sink and a hot plate or microwave does not constitute a kitchen. **Catering Service** An establishment whose primary business is to prepare food on-site, then to transport and serve the food off-site. No retail sale of food or beverages for consumption on the premises is allowed.

Sensitive Lands: *Please see IDO Section 14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.*

Notice

Neighborhood Meeting Offer Required? (see IDO Table 6-1-1). If yes, please refer to:

<https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

Process

Decision Type(s) (see IDO Table 6-1-1): Zoning Map Amendment

Specific Procedure(s)*: 14-16-6-7 (G)

**Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Body/ies: EPC Is this a PRT requirement? Yes

Handouts Provided

☒ Zoning Map Amendment ☐ Site Plan Amendments ☐ Site Plan- EPC ☐ Site Plan- DRB

- | | | | |
|--|---|--|--------------------------------------|
| <input type="checkbox"/> Site Plan- Admin | <input type="checkbox"/> Variance-ZHE | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Site History/Research | <input type="checkbox"/> Transportation | <input type="checkbox"/> Hydrology | <input type="checkbox"/> Fire |

If you have additional questions, please contact Megan Jones mdjones@cabq.gov at (505) 924-3352 to schedule a follow-up meeting.

Additional Notes:

- 1. You are correct that the MX-L zone district will not allow catering services, see Commercial Services. If the property owner plans to utilize the kitchen strictly for food preparation and transporting the food elsewhere, you will need a Zone Change to MX-M. If the plans are to prep and sell the food on the premises, you do not need a zone change.*
- 2. Retail sale of food (restaurant, mobile food truck court, bakery goods or confectionery shop, farmers market, and grocery store) is permissive.*

HOW TO REQUEST A ZONE CHANGE (ZONE MAP AMENDMENT)

Zoning is a designation applied to a property that indicates types of land uses allowed. Every property in the City, with the exception of the public rights-of-way, is zoned.

As of May 17, 2018, the Integrated Development Ordinance (IDO) became effective and superseded the former Zoning Code. Table 4-2: Allowable Uses shows which land uses are allowed in which zones. Generally, uses may be permissive (P) or conditional (C). If the box is empty, the use is not allowed in that zone. To find out what a property is zoned, check the City's Interactive Map Viewer (GIS) site:

http://coagisintra.coa.cabq.lcl/Html5ViewerGeo491/index.html?viewer=Zoning_Viewer.Zoning_Advanced_Map_Viewer_v20

If a use not allowed is desired, it may be possible to change the property's zoning. However, zoning is generally intended to remain stable and changing it must be justified. Since 1980, the City has had criteria for a zone change (sometimes called a Zone Map Amendment because it would change the City's official zoning map) that are required to be answered.

IDO Subsection 14-16-6-7(G)(3) contains the Review and Decision Criteria for zone changes. Each criterion (8 total) must be adequately addressed; if one is not, the zone change would not be recommended for approval. A detailed policy analysis using Comprehensive Plan Goals and policies is one requirement (Criterion A). A full discussion of potential harm to adjacent property, the neighborhood, or the community is another requirement (Criterion D).

Each zone change request is required to be heard by the Environmental Planning Commission (EPC), which is usually the final approval body. The EPC is a recommending body to the City Council for zone changes for properties 10 acres or larger in an Area of Consistency or 20 acres or larger in an Area of Change. Zone changes to the NR-SU zone require an associated site plan.

For more information about the EPC, please visit: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>. A calendar of submittal deadlines, general information, and agendas and staff reports from past meetings are available.

The EPC process is about six weeks, provided the application is complete and the criteria and adequately responded to. If not, delays could result. The EPC hearing occurs on the third Thursday of the following month.

Notification of neighborhood organization representatives and property owners is required. IDO Subsection 14-16-6-4(K) explains public notice requirements. Notification forms are available here: <https://www.cabq.gov/planning/urban-design-development/public-notice>

An offer of pre-submittal neighborhood meeting is also required [Subsection 14-16-6-4(C)] prior to application submittal deadlines. The form is located here: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: 4th and Bell Commissary Building Permit #: _____ Hydrology File #: L14D033 (Portion)
Zone Atlas Page: L-14 DRB#: PR-2020-004771 EPC#: _____ Work Order#: _____
Legal Description: Lot 1, Block 1, Gutierrez Addition; Tract 30B, MRGCD Map 41; and Tract A, Barelvas Coffee House
City Address: 1407-1423 4th Street SW (Southwest corner of 4th and Bell)

Applicant: Homewise, Inc. (Agent: Consensus Planning, Inc.) Contact: Michael Vos, AICP
Address: 302 8th Street NW, Albuquerque, NM 87102
Phone#: (505) 764-9801 Fax#: _____ E-mail: vos@consensusplanning.com

Development Information

Build out/Implementation Year: 2022 Current/Proposed Zoning: MX-L / MX-M

Project Type: New: ☒ Change of Use: ☒ Same Use/Unchanged: () Same Use/Increased Activity: ()

Proposed Use (mark all that apply): Residential: () Office: ☒ Retail: ☒ Mixed-Use: ()

Describe development and Uses:

Commercial kitchen for food trucks and catering service in new building to replace portion of old warehouse with retail and other work space uses

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): New 5547 sf kitchen uses + 5547 sf studio work spaces; demolish approx. 6840 sf existing; approx. 9750 sf retail, warehouse, and other to remain

Number of Residential Units: _____

Number of Commercial Units: _____

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* _____

Expected Number of Employees (if known):* _____

Expected Number of Delivery Trucks/Buses per Day (if known):* _____

Trip Generations during PM/AM Peak Hour (if known):* _____

Driveway(s) Located on: Street Name 4th Street and Bell Avenue

Adjacent Roadway(s) Posted Speed: Street Name 4th Street Posted Speed 30 mph

Street Name

Posted Speed

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Main Street and Major Transit Corridors/Minor Arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Outside but adjacent to the Bridge/4th Activity Center
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: ADT: 6,357 Volume-to-Capacity Ratio: AM: 1.22 NB, 0.27 SB
AWDT: 6,800 (if applicable) PM: 0.41 NB, 0.64 SB

Adjacent Transit Service(s): ABQ Ride Route 54 Nearest Transit Stop(s): 4th and Barel Road North of Site

Is site within 660 feet of Premium Transit?: N/A

Current/Proposed Bicycle Infrastructure: Bike lanes on 8th and proposed on 3rd; none on 4th Street
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing sidewalks along 4th Street frontage

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

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

Traffic Impact Study (TIS) Required: Yes [] No ☒ Borderline []

Thresholds Met? Yes [] No ☒

Mitigating Reasons for Not Requiring TIS: Previously Studied: []

Notes:

M. P. E.

1/6/2022

TRAFFIC ENGINEER

DATE

Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer mgrush@cabq.gov . Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
4. Location of nearby multi-use trails, if applicable ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.



January 6, 2022 (Updated February 7, 2022)

Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

RE: Request for a Zoning Map Amendment

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

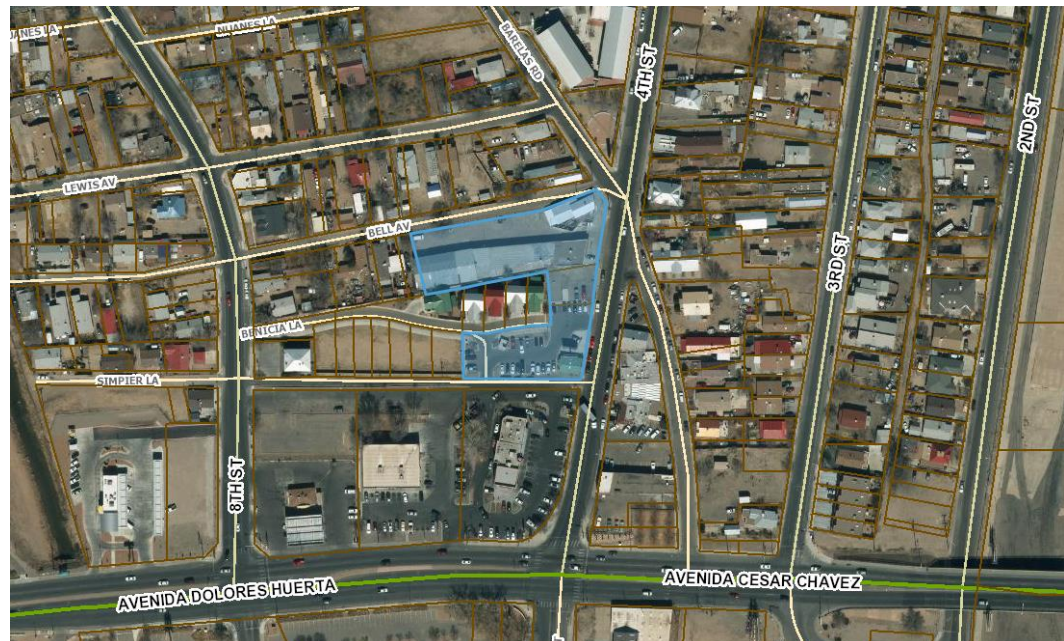
Dear Mr. Chairman:

The purpose of this letter is to request a Zoning Map Amendment – EPC for the properties on the west side of 4th Street SW between Bell Avenue and Simpier Lane SW located at 1407-1423 4th Street SW (see Figure 1). The request consists of three properties legally described as follows:

1. Lot 1, Block 1, Gutierrez Addition
2. Tract 30B, MRGCD Map 41
3. Tract A, Barelas Coffee House

These properties are currently zoned MX-L, Mixed-Use Low Intensity, and this request is to rezone the properties to MX-M, Mixed-Use Moderate Intensity to allow a catering service to locate on the northernmost tract and provide for consistent zoning on both sides of 4th Street from Barelas Road south to Avenida Cesar Chavez/Dolores Huerta. The request meets the applicability criteria in IDO section 14-16-6-7(G), so request is subject to approval by the Environmental Planning Commission as a Zoning Map Amendment – EPC and does not require City Council approval.

Figure 1. Subject site (in blue) and surrounding context.



PRINCIPALS

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

THE REQUEST

The Applicant requests a Zoning Map Amendment for the properties located on the west side of 4th Street SW between Bell Avenue and Simpler Lane SW. These properties are currently zoned MX-L, Mixed-Use Low Intensity, and the requested zone change is for MX-M, Mixed-Use Moderate Intensity. The applicant, Homewise, intends to redevelop the northern tract by demolishing a portion of the existing warehouse building and constructing a commissary kitchen to be used by the Street Food Institute. The existing buildings facing 4th Street are currently being remodeled with façade improvements. The Street Food Institute is an entrepreneur-focused culinary program dedicated to inspiring the success of small, local businesses in New Mexico. Its purpose is to help local economic revitalization in underserved areas, increase access to affordable, local food, and reduce barriers to starting food-related businesses. Many of these food-related businesses include food trucks and other catering services, so the commercial kitchen that is proposed falls under the catering service use in the Integrated Development Ordinance (IDO). Catering service is not allowed in the MX-L zone district, so this zone change is necessary to allow the proposed use and redevelopment of the property as the new home for the Street Food Institute.

The middle lot, which is also owned by Homewise, is currently being renovated and the intent is to continue to retail-oriented uses facing 4th Street from the northern tract on this middle tract. Changing the zoning of this tract to match the proposed zoning and allowable uses of the northern tract is beneficial to the community and ensures, along with the requested change to the southern tract, that no gaps are created by leaving MX-L sandwiched between the existing and proposed MX-M zones. Also, as this middle tract is also owned by Homewise, there is an intent to have the proposed retail spaces open to entrepreneurs from the Street Food Institute to expand their businesses into them, creating a direct relationship between the two properties. Further, consistent zoning between the north and middle tracts would allow for any potential future expansion of the Street Food Institute's facilities should it be necessary or allow for a replat that could combine the properties into a single lot without creating a floating zone line.

Lastly, the southern tract, which encompasses a parking lot for the Barelás Coffee House, is part of this request. The property owner, Michael Gonzales, does not have any immediate plans for this property because it serves an important need for his business. However, this request will provide consistency of zoning for the southern portion of 4th Street between Barelás Road and Avenida Cesar Chavez and Avenida Dolores Huerta. Barelás Coffee House, located on the east side of 4th Street across from the subject property, is already zoned MX-M, and the request will match the zoning of the parking lot with that of the businesses it serves. The MX-M zoning also matches the zoning of the properties to the south facing Avenida Cesar Chavez and Avenida Dolores Huerta between 3rd Street and the Rio Grande. To the south of Avenida Cesar Chavez and Dolores Huerta, the zoning further increases in intensity to MX-H and NR-GM.

SITE HISTORY

The building at the northeast corner of the property at 4th Street and Bell Avenue pre-exists zoning in the City of Albuquerque and other buildings located along the 4th Street frontage are visible in 1959 aerial imagery. The warehouse building at the rear of the property along Bell Avenue was developed sometime between 1960 and the mid-1990s. It is likely that this was done in conjunction with an Expansion of Nonconforming Use application that was approved by the Zoning Hearing Examiner on August 20, 1980. Limited outdoor sales of lawnmowers and go-karts was approved in 2000 for the small engine repair shop located at 1411 4th Street SW.

Beyond the need for the requested zone change to allow for the proposed catering service use and create consistency of zoning at the southern end of 4th Street, the MX-M zone is consistent with this history of warehousing and outdoor sales displays and would continue to allow these long-tenured uses to remain on the property, including within the existing warehouse structure at the rear of the site, which will partially remain through the redevelopment of the site.

SITE VISION AND DEVELOPMENT STRATEGY

These properties are in the Barelás neighborhood, a diverse area of Albuquerque that contains a mix of single-family and multi-family residential, offices, and smaller commercial offerings. More intense commercial is located along the Avenida Cesar Chavez and Avenida Dolores Huerta corridor south of the subject site, and several industrial uses are located farther south including Roses Southwest Papers and Bueno Foods. As an extension of its mission to make homeownership more accessible in New Mexico, Homewise is committed to creating sustainable development in the Barelás neighborhood. Homewise's plans to redevelop this site as a commercial kitchen for the Street Food Institute is in line with the historic nature of the property as a commercial and warehouse use and will provide needed services such as job training opportunities in the neighborhood and increased access to fresh foods.

Image 1. View of properties facing 4th Street looking toward the northwest.



Homewise Community Development Strategy

Homewise is a New Mexico based non-profit organization founded in 1986 with a mission to help create successful homeowners and strengthen neighborhoods so that individuals and families can improve their long-term financial wellbeing and quality of life. Homewise strengthens neighborhoods by combining catalytic redevelopment projects and anti-displacement efforts to help existing residents stay in their communities as they enliven and improve. Homewise knows that a future where Baretas residents are resilient to fast changes in the housing market requires a focus on buildings and residents. To ensure that residents can benefit from changes coming to their neighborhood, Homewise focuses on increasing the homeownership rate in Baretas by 1% annually.

Baretas Community Survey

To assess neighborhood priorities, Homewise completed a neighborhood survey process with support and guidance from a 10-person Community Advisory Committee that helped identify job training centers, mental and physical health providers, daycares, and out of school time opportunities for kids are top priorities. The survey included 159 of 1,300 current residents and matched the demographics of the neighborhood. Changing the zoning from MX-L to MX-M will help facilitate the development of the proposed commercial kitchen for the Street Food Institute, which has a high level of support in the community.

LAND USE AND ZONING

The site is in the Baretas neighborhood on the 4th Street Main Street and Major Transit Corridors, as designated by the Comprehensive Plan. North and west of the subject site is low-density residential zoned R-1A and R-T. North and east are commercial businesses and residential uses zoned MX-L and R-ML.

Figure 2. Zoning



To the south and east of the subject site are MX-M properties containing several restaurants and other retail uses. These properties are within the Bridge/4th Activity Center, and the requested change is consistent with other properties

throughout Albuquerque that are located within or immediately adjacent to Activity Centers, Main Streets, and Major Transit Corridors.

Figure 3. Land Use

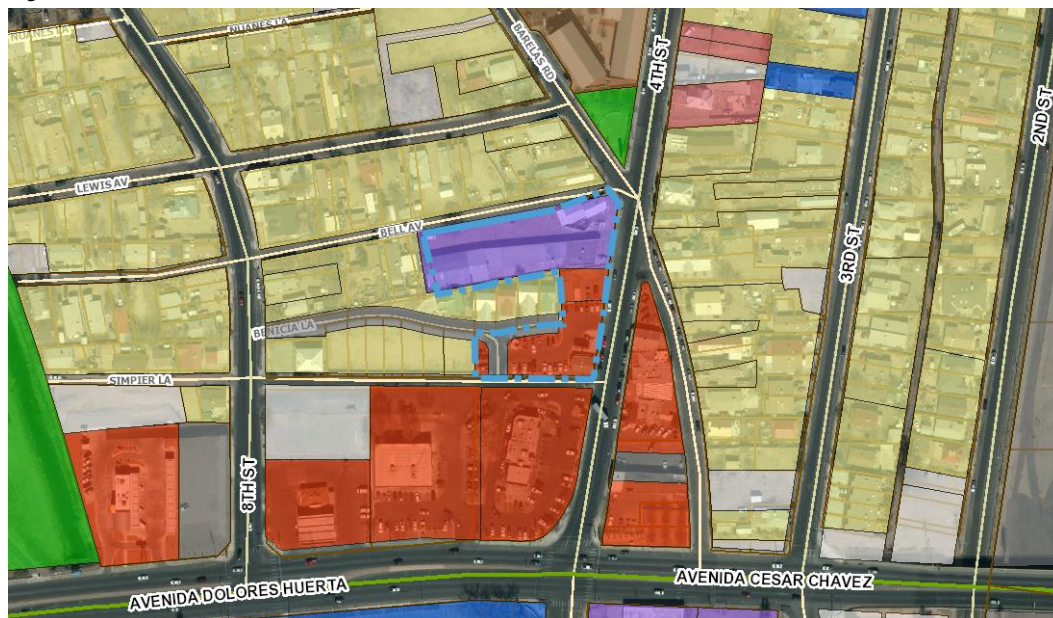


TABLE 1. Surrounding Zoning & Land Use

NORTH	R-1A & MX-L	Single-family residential, commercial services, office
EAST	MX-L, MX-M, R-ML	Single-family residential, commercial services, retail, restaurant
SOUTH	MX-M	Commercial retail and restaurant
WEST	R-1A & R-T	Single-family residential and townhomes

PLANNING CONTEXT

The properties included in this request are located within the Metropolitan Redevelopment (MRA) Plan for the Barelás area and the Sector Development Plan that was in effect prior to the IDO. The purpose of the Barelás Sector Development Plan, now repealed, was “to help Barelás adjust to its surrounding context, as well as make changes to improve its future as a viable community.” This was accomplished through primary goals of stabilization, preservation, development, and revitalization. Since 2008, the property to the west, which was identified as vacant within the Sector Development Plan was replatted and new townhomes have been constructed, increasing the amount and density of housing near the site. Five of these townhouses, located immediately south of the northern tract and north of the Barelás Coffee House parking lot are owned by Michael Gonzales, one of the Applicants for this request. The Applicants believe that the zone change is consistent with the surrounding context and ongoing redevelopment within the southern end of the Barelás Neighborhood.

The Barelás Neighborhood Commercial Area Revitalization Plan (“The MRA Plan”) was adopted in 1991 and amended in 1993. The MRA Plan focuses on the elimination of slum, blight, and decay of the Barelás commercial and residential areas with a focus on the 4th Street corridor. Stated goals of the plan include



rehabilitating existing structures, developing economic solutions for such buildings, and providing opportunities for expansion of these facilities. Consistent with this intent, the proposed zone change will allow for redevelopment of property located along the 4th Street corridor and provide for economically beneficial use that also provides additional services to the community, as shown by the community survey conducted by Homewise.

INTEGRATED DEVELOPMENT ORDINANCE JUSTIFICATION CRITERIA

The following explanation summarizes how the request for a Zoning Map Amendment meets the IDO criteria pursuant to IDO Section 14-16-6-7(G) Zoning Map Amendment – EPC.

6-7(G)(3) An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria:

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

Applicant response: The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comprehensive Plan, as amended, and other applicable plans adopted by the City. Please refer to the in-depth analysis of the applicable Goals and Policies below.

In addition, the subject properties are located within the Barelás Neighborhood Commercial Area Revitalization Plan (“The MRA Plan”) and the Barelás Sector Development Plan, now repealed. This request is consistent with the spirit and goals of these documents. Additional information on these plans and their relationship to this request is in the Planning Context section of this letter.

ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

The subject site is within the Central Albuquerque Community Planning Area and is designated as an Area of Change in the 2017 Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan). It is within Main Street and Major Transit Corridor areas and located immediately adjacent to an Activity Center.

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

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

Applicant Response: This Zoning Map Amendment helps enhance, protect, and preserve the distinct community of Barelás by facilitating redevelopment of existing commercial property with an economically beneficial use as encouraged by the MRA Plan. Barelás is a distinct community in Albuquerque with a rich history, a mixed-income, diverse population, as acknowledged by the neighborhoods’ Character Protection Overlay Zone (CPO-1, Barelás) designation



in the IDO. The facilitation of this goal is more specifically articulated by the project's congruence with the following policies and sub-policies.

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

Applicant Response: This Zoning Map Amendment facilitates this policy because it will allow Homewise to continue to redevelop these properties to better serve the surrounding community that is consistent with the distinct nature and history of Barelás, and provide services desired by the community.

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

Applicant Response: This policy is facilitated by a rezoning request for the properties referenced in this justification letter, because a zone change will bring new life to otherwise aging or vacant land and buildings. Allowing new mixed-use development on these properties with the Street Food Institute as an anchor will preserve the historic nature of the buildings along 4th Street, provide new infill construction to replace a dilapidated warehouse building, and will bring needed services to this area. This policy is further articulated by the sub-policies below.

Sub-policy a) Respect existing neighborhood values and social, cultural, recreational resources

Applicant Response: This zone change will respect the values of the Barelás neighborhood, and fit in with the social, cultural, and recreational resources in the neighborhood, by allowing a catering service use to occupy a portion of the property. This potential development is consistent with the results of the Barelás community survey that was conducted by Homewise to ensure their activity in the neighborhood is in line with residents' wants and needs.

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

Applicant Response: This zone change request will allow for appropriate redevelopment of the subject properties that continue to help revitalize the 4th Street corridor. The Applicant intends to develop an aesthetically appealing mix of uses that integrate and support improvement to the existing building structures. This rezone request will support the applicant's goal of redeveloping these properties to add new life to this block within the Barelás neighborhood by further improving the buildings fronting 4th Street and replacing a dilapidated warehouse building with an attractive new structure to be the home of the Street Food Institute and their food truck, catering, and educational services.

Policy 5.1.6: Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

Applicant Response: This rezone request supports this policy because it will allow for redevelopment of a unique combination of uses that will support community wants and needs through the provision of job training opportunities and increased provision of fresh and affordable foods. These properties are located immediately adjacent to the Bridge/4th Activity Center, and it is appropriate for the

zoning to scale up in proximity to this higher density and intensity node as envisioned by the Comprehensive Plan. This policy is further articulated by the sub-policies below.

Sub-policy b) Provide neighborhood-oriented commercial, retail, institutional, and public services.

Applicant Response: This zone change request directly facilitates this sub-policy because changing the zoning to MX-M is necessary to allow the proposed commercial kitchen and catering service use, which increases the neighborhood serving commercial and institutional services.

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

Applicant Response: This zone change request furthers this policy by allowing an increased number of uses, including the commercial kitchen, that will increase activity on the subject site and create synergy with other surrounding uses on and off the site to include restaurants, retail, and other food-related operations.

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

Applicant Response: The request helps further this policy by allowing the proposed use to locate near high-frequency, quality public transportation. There is a bus stop for the Route 54 bus route on 4th Street immediately north of the subject property. Locating near transit with the proposed commercial kitchen and catering service use will allow the users and students at the Street Food Institute facility to arrive by transit and increase walking and pedestrian activity along the 4th Street corridor.

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

Applicant Response: This zone change request facilitates this goal because it will allow the redevelopment of the subject properties to include additional services, job training opportunities, and places to work and shop. In addition to the redevelopment for the Street Food Institute, while not intended for development at this time, the inclusion of the parking lot for the Barelás Coffee House in this application also furthers this request by eliminating a potential gap of lower intensity zoning if the request is approved. Creating consistent, higher-intensity zoning in this location near the intersection of 4th Street and Avenida Cesar Chavez and Avenida Dolores Huerta increases opportunities for new community-supporting development whether that be residential, commercial, or educational.

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

Applicant Response: This zone change request supports this policy because it will bring additional uses to the subject properties that are conveniently accessible for the Barelás community and the downtown area more broadly via automobile, walking, bicycle, and public transportation options.



Sub-policy h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

Applicant Response: This request furthers this sub-policy by facilitating infill redevelopment of the property with the proposed catering service use, which will be compatible with the surrounding development that includes various restaurants, retail, and commercial service uses. Redevelopment will involve demolishing a portion of a non-conforming warehouse building

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

Applicant Response: This goal is facilitated by this request because the proposed zone change from R-ML to MX-L will direct growth to an Area of Change. The facilitation of this goal is further articulated by the policy below.

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

Applicant Response: This policy is facilitated by this request because it will direct more intense development and growth to an Area of Change along a Main Street and Major Transit Corridor. Additionally, this site is served by Bus Route 54 along 4th Street SW, which has a bus stop near the subject properties at 4th Street and Barelas Road.

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

Applicant Response: This zone change request supports future economic development efforts on these properties by allowing a catering service use necessary to fulfill the objectives of the Street Food Institute to teach students and entrepreneurs about food business operations. The businesses incubated by the Street Food Institute directly fulfill this policy of supporting new and existing residents looking to foster a robust and diverse economy.

6-7(G)(3)(b): If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character.

The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

- 1. There was typographical or clerical error when the existing zone district was applied to the property.**

2. **There has been a significant change in neighborhood or community conditions affecting the site.**
3. **A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).**

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

6-7(G)(3)(c): If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets any of the following criteria:

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

Applicant response: Criteria 3 is met for this application. The existing zoning is not appropriate for this site because a different zone district is more advantageous to the community as articulated by the ABC Comp Plan.

The existing zoning for the subject site does not allow for the desired catering service use of the property, and redevelopment with this use is clearly more advantageous to the community as articulated by the Comp Plan, as described in detail earlier in this letter.

Changing the zoning from MX-L to MX-M furthers the applicable ABC Comp Plan policies described in this letter, including economic development, identity, design, and placemaking. The site's proximity to a Major Transit and Main Street Corridor, and the site's location in the Barelas Character Protection Overlay Zone CPO-1 and immediately adjacent to a designated Activity Center are critical considerations relative to these policies.

The proposed zoning will allow mixed-use development that serves the surrounding and overall downtown community by increasing the potential uses of the property and buildings included as part of this request, especially the specific catering service use. This zoning suits the properties designation as an Area of Change, and it is well served by existing infrastructure.

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

Applicant response: The requested zoning of MX-M does not allow any permissive uses that would be harmful to the adjacent property, neighborhood, or community. The table below provides a comparison of uses from the MX-L and MX-M zones. A key is provided after the table to identify use types.

IDO ZONING COMPARISON: MX-L VS. MX-M		
USE	MX-L	MX-M
Group home, large*	-	C
Hospital*	-	P
Sports Field*	C	P
University or College	C	P
Nursery	-	A
Auditorium or Theater	A	P
Bar	C	P
Catering Service	-	P
Nightclub	-	P
Tap room or tasting room	C	P
Campground or recreational vehicle park	-	C
Light vehicle fueling station	C	P
Light vehicle sales and rental	C	P
Blood services facility	-	C
Mortuary	C	P
Personal and business services, large	-	P
Drive-in theater*	-	C
Building and home improvement materials store	-	C
General retail, medium	-	P
General retail, large*	-	C
Liquor retail	A	C
Nicotine retail	A	C
Pawn shop	C	P
Helipad	-	CA
Park-and-ride lot	C	P
Transit facility	C	P
Outdoor storage	CA	C
Warehousing	-	C
Wholesaling and distribution center	-	C
Circus	-	T

**Not practical due to size/property constraints.*

As demonstrated in the table, many of the new uses allowed by the requested MX-M zoning remain “C” Conditional Uses, which require approval through a public hearing process with the Zoning Hearing Examiner (ZHE) prior to development. One of the criteria that must be met for the ZHE to approve such a request is that the use “will not create significant adverse impacts on adjacent

properties, the surrounding neighborhood, or the larger community,” thus reinforcing that these uses will not be harmful based solely on this zone change request.

In addition to the new Conditional Uses, there are several uses that become “P” Permissive with the requested zone change that could be considered harmful by neighbors, including hospital, bar, nightclub, light vehicle fueling station, light vehicle sales and rental, and pawn shop.

Regarding hospitals, the neighborhood is protected by the Use-specific standards that limit this use to 20 overnight beds in the MX-M zone and further require a Conditional Use Approval when located within 300 feet of residential zone districts. The subject site is adjacent to several residentially zoned properties.

Bars and nightclubs were a much-discussed topic at two facilitated meetings that were held with the Barelás Neighborhood Association for this Zoning Map Amendment. Homewise listened carefully to the concerns expressed by residents related to the history of predatory alcohol sales on 4th Street and share in the desire to ensure such activity does not return to the neighborhood. Homewise followed up with their legal counsel to learn what strategies have been used to avoid potential negative outcomes, as well as understand existing mitigating factors, such as noise ordinances, that protect neighbors. It should be recognized that Homewise is pursuing tax credits for the proposed redevelopment, which requires them to hold the property for at least 7 years. Homewise will commit through a letter of intent to not lease the property for any bars or nightclubs for as long as they maintain ownership.

Light vehicle fueling stations, sales, and rental are all limited in their impact or potential development by the size and shape of the properties and the location near low-density residential development. The Use-specific standard for light vehicle fueling stations require a Conditional Use Approval by the ZHE due to the site’s adjacency to residential zone districts. Any outdoor sales and rental areas are prohibited within 50 feet of the surrounding residential zones, which severely limits the area of the site where cars could be parked for such a use. Further, these uses may require a cumulative impacts analysis, which could necessitate a site plan approval by the EPC.

Lastly, pawn shops are restricted to a distance separation of one mile, which ensures a dispersion and limitation of their potential impacts.

Overall, the Applicant believes that the site’s size, the surrounding zoning, and IDO requirements, including the use-specific standards all work together to safeguard the community from any harmful uses and impacts from the proposed Zoning Map Amendment.

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

- 1. Have adequate capacity to serve the development made possible by the change of zone.**

2. **Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.**
3. **Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).**
4. **Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City approved Development Agreement between the City and the applicant.**

Applicant Response: The subject properties will be adequately served by the existing City infrastructure immediately adjacent to the property and in the surrounding area. This infrastructure includes roadways, alley ways, water, sewer, and storm drain facilities in the Barelas neighborhood that can serve the project.

6-7(G)(3)(f): The applicant's justification for the Zoning Map Amendment is not completely based on the property's location on a major street.

Applicant response: The justification for this Zoning Map Amendment is not based on the property's location on a major street but rather the request being more advantageous to the community as articulated by the Comprehensive Plan.

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

Applicant response: The justification for this Zoning Map Amendment does not rely on the cost of land or economic considerations. However, taking advantage of investment in these properties which contain a vacant lot and building helps support the economic vitality of the Barelas neighborhood and will be a positive step for the neighborhood and community overall.

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

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

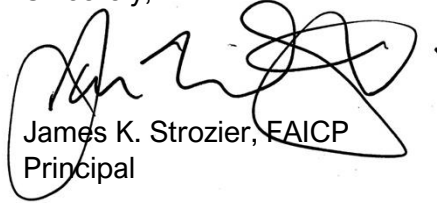
Applicant response: This request does not create a spot zone because the proposed MX-M zoning matches the zoning of the properties located immediately to the south and east of the subject site.



CONCLUSION

On behalf of Homewise, Inc. and Michael A. Gonzales, we respectfully request the Environmental Planning Commission's approval of this Zoning Map Amendment.

Sincerely,

A handwritten signature in black ink, appearing to read 'James K. Strozier', is written over the printed name and title.

James K. Strozier, FAICP
Principal

STAFF INFORMATION

February 1, 2022

TO: Consensus Planning
Jim Strozier, Michael Vos
FROM: Sergio Lozoya, Planner
City of Albuquerque Planning Department
TEL: (505) 924-3349
RE: 4th St SW and Bell Ave SW Zone Map Amendment

⇒ A revised zone change justification letter pursuant to the zone change criteria in the IDO (electronic copy) by:

End of day Wednesday February 2, 2022.

1) Zone Map Amendment (zone change) – Overview:

A. Notification

Please provide proof of notification for the Neighborhood Association Representatives

2) Zone Map Amendment (zone change) – Section by Section :

Please address and incorporate the following to provide a strengthened response to the IDO zone change criteria.

6-7(G)(3)(d) Harmful Uses:

Please update this section of the project letter and include all potential harmful uses and how they could or will be mitigated.

Jones, Megan D.

From: Jones, Megan D.
Sent: Thursday, February 10, 2022 9:06 AM
To: Jones, Megan D.
Subject: FW: Zone Change

From: Lozoya, Sergio
Sent: Friday, February 4, 2022 3:38 PM
To: 'Michael Vos' <Vos@consensusplanning.com>; Jim Strozier <cp@consensusplanning.com>
Subject: RE: Zone Change

Thanks for the information! I'll make sure to include these items in the final submittal packet.



SERGIO LOZOYA
current planner
urban design & development
o 505.924.3349
e slozoya@cabq.gov
cabq.gov/planning

From: Michael Vos <Vos@consensusplanning.com>
Sent: Friday, February 4, 2022 3:11 PM
To: Lozoya, Sergio <slozoya@cabq.gov>; Jim Strozier <cp@consensusplanning.com>
Subject: RE: Zone Change

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Sergio,

Here is a copy of the PowerPoint we shared with the neighborhood on Tuesday evening. The 17th slide provides the conceptual site design for the Homewise properties.

The purpose of the zone change is to facilitate the commissary/catering use on the northern lot. As we discussed, the middle lot is currently being renovated and both that building, and the other 4th Street-facing buildings, are proposed to be more retail-oriented. The zone changes to MX-M for the middle property and the southern parking lot are being pursued to match the northern lot and not to create a gap. This is especially for the middle lot because while the retail building will house uses already allowed in the MX-L zone, it is also related to the commissary. Homewise envisions the potential for businesses to come out of the Street Food Institute training and possibly utilize these retail spaces, so there is a relationship between the uses on the properties as well as shared community plaza spaces envisioned. Having the same zoning makes sense for this relationship and to allow for a closer relationship in the future, whether that means combining the properties, expanding SFI operation into the front, or other possibilities.

For the parking lot, the zone change also makes the parking lot have the same zoning classification as the Barelás Coffee House, which it serves. No changes are anticipated to the parking lot because it serves such an important need for parking for the business.

I will add some of this into our justification letter and have that to you on Monday.

Thanks,
Michael

From: Lozoya, Sergio <slozoya@cabq.gov>
Sent: Friday, February 4, 2022 2:01 PM
To: Michael Vos <Vos@consensusplanning.com>; Jim Strozier <cp@consensusplanning.com>
Subject: RE: Zone Change

Hey Michael,

I will give you a call around 3pm if that works for you?



SERGIO LOZOYA
current planner
urban design & development
o 505.924.3349
e slozoya@cabq.gov
cabq.gov/planning

From: Michael Vos <Vos@consensusplanning.com>
Sent: Friday, February 4, 2022 12:08 PM
To: Lozoya, Sergio <slozoya@cabq.gov>; Jim Strozier <cp@consensusplanning.com>
Subject: RE: Zone Change

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

I have availability pretty much anytime this afternoon. I'm behind but will work on getting you the updated letter maybe by the end of the day or before Monday morning, so you can incorporate it into your staff report.

We had a great meeting with the neighbors, I think, on Tuesday, and provided your contact information for the official report to the facilitators yesterday, so hopefully that will be coming out soon.

Let me know if you have a preferred time to call – if you get any automated message on the main number since our office is technically closed at Noon my extension is 114 or feel free to call my cell: (616) 322-9644.

Thanks,

Michael

From: Lozoya, Sergio <slozoya@cabq.gov>
Sent: Friday, February 4, 2022 12:02 PM
To: Jim Strozier <cp@consensusplanning.com>; Michael Vos <Vos@consensusplanning.com>
Subject: RE: Zone Change

Hello,

Just checking in on the status of the remaining application materials

Michael, do you have time for a quick phone conversation today regarding the zone change? I have some clarifying question for you.

Thanks,



SERGIO LOZOYA
current planner
urban design & development
o 505.924.3349
e slozoya@cabq.gov
cabq.gov/planning

From: Jim Strozier <cp@consensusplanning.com>
Sent: Wednesday, February 2, 2022 8:29 AM
To: Lozoya, Sergio <slozoya@cabq.gov>; Michael Vos <Vos@consensusplanning.com>
Subject: RE: Zone Change

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Thanks Sergio. We had a very positive meeting last evening with the Barelás Neighborhood Association and the Community Coalition. Jocelyn will be preparing the notes in the next couple of days.

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

From: Lozoya, Sergio <slozoya@cabq.gov>
Sent: Tuesday, February 1, 2022 11:54 AM
To: Jim Strozier <cp@consensusplanning.com>; Michael Vos <Vos@consensusplanning.com>
Subject: RE: Zone Change

Hey Michael,

Just wanted to get an “official” project memo for the record. I did not find anything else that needed to be addressed at this time.

Thanks,



SERGIO LOZOYA

current planner

urban design & development

o 505.924.3349

e slozoya@cabq.gov

cabq.gov/planning

From: Jim Strozier <cp@consensusplanning.com>

Sent: Thursday, January 27, 2022 11:47 AM

To: Lozoya, Sergio <slozoya@cabq.gov>; Michael Vos <Vos@consensusplanning.com>

Subject: Re: Zone Change

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Thanks Sergio - sorry you were sick, but glad you are on the mend!

Get [Outlook for iOS](#)

From: Lozoya, Sergio <slozoya@cabq.gov>

Sent: Thursday, January 27, 2022 10:39:02 AM

To: Michael Vos <Vos@consensusplanning.com>

Cc: Jim Strozier <cp@consensusplanning.com>

Subject: Re: Zone Change

Hey Michael,

Sure those dates should be fine.

Unfortunately it was a full on transmittal and I've been hit pretty hard, slowly on the up and up. I'm hoping to be back at it early next week, your proposed timeline gives me room to make sure everything is in order in the application (It looked good on my first review, but just in case I catch anything).

Thanks for letting me know what's going on and keeping me in the loop!

Best,

Sergio

From: Michael Vos <Vos@consensusplanning.com>
Sent: Thursday, January 27, 2022 9:13:01 AM
To: Lozoya, Sergio
Cc: Jim Strozier
Subject: RE: Zone Change

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Hi Sergio,

I am attaching the emails sent to the Barelás Neighborhood Association for the pre-application meeting offer and notice of application. The emailed public notice I believe was in the application package, but I mistakenly left out the pre-application neighborhood meeting notice email since we had so many materials from holding the facilitated meeting.

Regarding the updated justification letter, would it be possible to wait to have that until next week Wednesday, February 2nd? We are extremely busy, but also our next facilitated meeting is scheduled for next Tuesday, February 1st, so it would allow us to add in more of an overview of how our neighborhood coordination and response has happened throughout the process. The official report from the facilitator should then be ready to be included in the EPC packet by Friday the 4th and we can make sure you get a copy of it.

Hope it was just an exposure and no actual transmission and you keep feeling well!

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

From: Lozoya, Sergio <slozoya@cabq.gov>
Sent: Wednesday, January 26, 2022 2:53 PM
To: Michael Vos <Vos@consensusplanning.com>
Cc: Jim Strozier <cp@consensusplanning.com>
Subject: Zone Change

Hey Michael,

Just wanted to get what discussed in an email.

If you all could provide the email records to the NA's and update the potential harmful uses in the project letter, that should be sufficient. I would appreciate it if you could provide this by Friday 1/28.

Can you remind me when the next facilitated meeting will be?

I'll let you know if anything else is needed.

I was exposed to COVID and have been out since last Friday but I'm looking to return end of week/ early next.

Thanks,

Sergio

NOTIFICATION

From: Carmona, Dalaina L.
To: Michael Vos
Subject: 1411 4TH ST SW, 4316 and 1417 4TH ST SW Public Notice Inquiry
Date: Friday, November 5, 2021 9:26:57 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image006.png
Zone Atlas Highlighted L-14 SITE.PDF

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Phone
Barelas NA	Lisa	Padilla	lisa@swop.net	904 3rd Street SW		Albuquerque	NM	87102	5054537154
Barelas NA	Courtney	Bell	liberty.c.bell@icloud.com	500 2nd Street SW	#9	Albuquerque	NM	87102	5059299397

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Friday, November 05, 2021 8:12 AM
To: Office of Neighborhood Coordination <vos@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Michael Vos

Telephone Number

5057649801

Email Address

vos@consensusplanning.com

Company Name

Consensus Planning

Company Address

302 8th Street NW, 3rd Street and Lomas, Universe St. and Paseo del Norte Blvd.

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Two Lots:

#1) * 001 001 LOT 1 BLK 1 GUTIERREZ ADD

#2) TR 30 B MAP 41

Physical address of subject site:

1411 4TH ST SW ALBUQUERQUE NM 87102 4316 and 1417 4TH ST SW ALBUQUERQUE NM 87102 4316

Subject site cross streets:

Bell Avenue and Barelás Street

Other subject site identifiers:

This site is located on the following zone atlas page:

L-14

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Zoning Map Amendment - EPC

Decision-making Body: Environmental Planning Commission

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 1407-1417 4th Street SW (Southwest corner of 4th and Bell)

Name of property owner: Homewise, Inc.

Name of applicant: Homewise, Inc. (Agent: Consensus Planning, Inc.)

Date, time, and place of public meeting or hearing, if applicable:

Address, phone number, or website for additional information:

Please contact Michael Vos with Consensus Planning for more information at vos@consensusplanning.com or by calling (505) 764-9801.

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

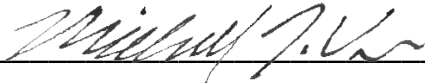
☐ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

 (Applicant signature) November 8, 2021 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: November 8, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Barelas Neighborhood Association

Name of NA Representative*: Courtney Bell and Lisa Padilla

Email Address* or Mailing Address* of NA Representative¹: liberty.c.bell@icloud.com and lisa@swop.net

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: vos@consensusplanning.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 1407-1417 4th Street SW
Location Description Southwest corner of 4th Street and Bell Avenue
2. Property Owner* Homewise, Inc.
3. Agent/Applicant* [if applicable] Consensus Planning, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☒ Zoning Map Amendment
- ☐ Other: _____

Summary of project/request^{3*}:

Zoning Map Amendment from MX-L (Mixed-use Low Intensity) to MX-M

(Mixed-use Moderate Intensity) to allow a "catering service" use on the property.

5. This type of application will be decided by^{*}: ☐ City Staff
- OR at a public meeting or hearing by:
- ☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)
- ☐ Landmarks Commission (LC) ☒ Environmental Planning Commission (EPC)
- ☐ City Council

6. Where more information about the project can be found^{*4}:

Please contact Michael Vos with Consensus Planning for more information at vos@consensusplanning.com or by calling (505) 764-9801.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)^{*5} L-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
- ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

No deviations, variances, or waivers are being sought at this time.

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1^{*}: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 0.863 acres
- b. IDO Zone District MX-L
- c. Overlay Zone(s) [if applicable] Barelas CPO-1
- d. Center or Corridor Area [if applicable] Main Street and Major Transit Corridors

2. Current Land Use(s) [vacant, if none] Commercial and vacant

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>

From: Carmona, Dalaina L.
To: Michael Vos
Subject: 1411 4TH ST SW, 4316 and 1417 4TH ST SW Public Notice Inquiry
Date: Friday, November 5, 2021 9:26:57 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image006.png
Zone Atlas Highlighted L-14 SITE.PDF

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Phone
Barelas NA	Lisa	Padilla	lisa@swop.net	904 3rd Street SW		Albuquerque	NM	87102	5054537154
Barelas NA	Courtney	Bell	liberty.c.bell@icloud.com	500 2nd Street SW	#9	Albuquerque	NM	87102	5059299397

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



From: [Michael Vos](#)
To: [Lisa](#); [Courtney Bell](#)
Subject: Emailed Public Notice for Zoning Map Amendment at 4th and Bell
Date: Thursday, January 6, 2022 11:49:00 AM
Attachments: [4th and Bell Emailed Notice Packet.pdf](#)

Dear Barelás Neighbors,

This email is notice that Consensus Planning has submitted the request for approval of a Zoning Map Amendment – EPC on behalf of Homewise, Inc. and Michael A. Gonzales at the southwest corner of 4th Street and Bell Avenue

Additional information is attached to this email, and a copy of the facilitated meeting notes can be downloaded at this link: <https://www.dropbox.com/t/bfzkyf1o70O6wE3l>

The EPC Public Hearing on this request will be held on **Thursday, February 17, 2022, beginning at 8:34 AM via Zoom**. The information for the Zoom meeting is below:

Join Zoom Meeting: <https://cabq.zoom.us/j/2269592859>

Meeting ID: 226 959 2859

One tap mobile

+12532158782,,2269592859# US (Tacoma)

+13462487799,,2269592859# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 226 959 2859

Find your local number: <https://cabq.zoom.us/u/abeuj1Ao7>

As always, please do not hesitate to reach out if you have any questions or would like another meeting to discuss this project before the public hearing. Per your request, I will provide you all with a copy of the application and IDO use tables in a follow up email this afternoon.

Sincerely,

Michael Vos, AICP

CONSENSUS PLANNING, INC.

302 Eighth Street NW

Albuquerque, NM 87102

phone (505) 764-9801

vos@consensusplanning.com

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Zoning Map Amendment - EPC

Decision-making Body: Environmental Planning Commission (EPC)

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 1407-1423 4th Street SW (between Bell Avenue and Simpier Lane)

Name of property owner: Homewise, Inc. and Michael A. Gonzales

Name of applicant: Homewise, Inc. and Michael A. Gonzales (Agent: Consensus Planning, Inc.)

Date, time, and place of public meeting or hearing, if applicable:

Thursday, February 17, 2022 at 8:40 AM via Zoom. See next page for Zoom information.

Address, phone number, or website for additional information:

Please contact Michael Vos with Consensus Planning for more information at vos@consensusplanning.com or by calling (505) 764-9801.

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

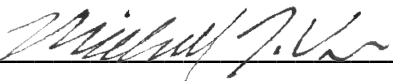
☐ Drawings, elevations, or other illustrations of this request.

☒ Summary of pre-submittal neighborhood meeting, if applicable. <https://www.dropbox.com/t/bfzkyf1o70O6wE3l>

☒ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
[SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

 (Applicant signature) January 6, 2022 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

February 17, 2022 EPC Hearing Zoom Information

Join Zoom Meeting: <https://cabq.zoom.us/j/2269592859>

By Phone: (301) 715-8592

Meeting ID: 226 959 2859

Download a copy of the facilitated neighborhood meeting
report here: <https://www.dropbox.com/t/bfzkyf1o70O6wE3l>

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed/Emailed to a Neighborhood Association

Date of Notice*: January 6, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Barelas Neighborhood Association

Name of NA Representative*: Courtney Bell and Lisa Padilla

Email Address* or Mailing Address* of NA Representative¹: liberty.c.bell@icloud.com and lisa@swop.net

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 1407-1423 4th Street SW (Southwest corner of 4th and Bell)
Location Description West side of 4th Street between Bell Avenue and Simpier Lane
2. Property Owner* Homewise, Inc. and Michael A. Gonzales
3. Agent/Applicant* [if applicable] Consensus Planning, Inc. / Homewise, Inc. and Michael Gonzales
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

☒ Zoning Map Amendment

☐ Other: _____

Summary of project/request²*: _____

Zoning Map Amendment - EPC to change the zoning from MX-L (Mixed-use Low Intensity)

to MX-M (Mixed-use Moderate Intensity) to allow catering service for the Street Food Institute

and create consistent zoning on 4th St from Barelas Road south to Cesar Chavez/Dolores Huerta

5. This application will be decided at a public hearing by*:

☒ Environmental Planning Commission (EPC)

☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC)

☐ Landmarks Commission (LC)

☒ Not applicable (Zoning Map Amendment – EPC only)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: February 17, 2022 at 8:40 AM via Zoom

Location*³: Join Zoom Meeting: <https://cabq.zoom.us/j/2269592859>

By Phone: (301) 715-8592 Meeting ID: 226 959 2859
Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:
Please contact Michael Vos with Consensus Planning for more information at vos@consensusplanning.com or by calling (505) 764-9801.

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ L-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:
No exceptions are being considered at this time, only a Zoning Map Amendment

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
A copy of the pre-submittal facilitated meeting notes can be downloaded at the following link: <https://www.dropbox.com/t/bfzkyf1o70O6wE3I>

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] approximately 1.34 acres
 2. IDO Zone District MX-L (MX-M proposed)
 3. Overlay Zone(s) [if applicable] Barelas CPO-1
 4. Center or Corridor Area [if applicable] Main Street and Major Transit Corridors
- Current Land Use(s) [vacant, if none] Warehouse, retail, and parking lot
-

NOTE: For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinyurl.com/idozoningmap>



4th and Bell 100-foot Buffer Map



Legend

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

Notes

Prepared by Consensus Planning 1/5/22

301 0 150 301 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
1/5/2022
© City of Albuquerque

1: 1,803

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUSADD2	Legal Description	Acres
101405605748822110	ARMIJO FRANCES DOROTHY	608 LEWIS AVE SW	ALBUQUERQUE NM 87102	608 LEWIS AVE SW	ALBUQUERQUE NM 87102	* 012 001APODACA SEDILLO & L 13 & 14	0.2152
101405610848422547	BACA MARCELLA	PO BOX 12947	ALBUQUERQUE NM 87195-0947	1400 4TH ST SW	ALBUQUERQUE NM 87102	MAP 41 TR 405	0.1336
101405610349022546	BACA MARCELLA ETAL	1605 BLAKE RD SW	ALBUQUERQUE NM 87105	1328 4TH ST SW	ALBUQUERQUE NM 87102	THE SOUTH 32 FT OF THE W/2 OF BLK 3 SE	0.1129
101405608848621106	BENICIA LLC	1426 4TH ST SW	ALBUQUERQUE NM 87102-4317	609 BENICIA LN SW	ALBUQUERQUE 87102	LT 10 PLAT OF LOTS 1 THROUGH 12 & TRAC	0.0671
101405607548521104	BENICIA LLC	1426 4TH ST SW	ALBUQUERQUE NM 87102-4317	701 BENICIA LN SW	ALBUQUERQUE 87102	LT 8 PLAT OF LOTS 1 THROUGH 12 & TRAC	0.1921
101405608448521105	BENICIA LLC	1426 4TH ST SW	ALBUQUERQUE NM 87102-4317	615 BENICIA LN SW	ALBUQUERQUE 87102	LT 9 PLAT OF LOTS 1 THROUGH 12 & TRAC	0.0636
101405609148721107	BENICIA LLC	1426 4TH ST SW	ALBUQUERQUE NM 87102-4317	605 BENICIA LN SW	ALBUQUERQUE 87102	LT 11 PLAT OF LOTS 1 THROUGH 12 & TRAC	0.0672
101405611348522517	BUDETTI ANTHONY	1405 3RD ST SW	ALBUQUERQUE NM 87102-4308	1405 3RD ST SW	ALBUQUERQUE NM 87102	MAP 41 TR 411AX411B	0.1234
101405610445622556	BURGESS BRICE H	1500 BARELAS RD SW	ALBUQUERQUE NM 87102-4332	1500 BARELAS ST SW	ALBUQUERQUE NM 87102	* 005 00CSIMPIER NO 2 &S 1/2 L6	0.0844
101405605447221707	CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248	614 BELL AVE SW	ALBUQUERQUE NM 87102 4334	* 002 001GUTIERREZ ADDN	0.0723
101405608749722401	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248	1327 4TH ST SW	ALBUQUERQUE NM 87102 4314	MAP 41 TR 11	0.1894
101405606948021112	COTINOLA GEORGE C & MELANIE M	715 2ND ST SW	ALBUQUERQUE NM 87102-4118	712 BENICIA LN SW	ALBUQUERQUE 87102	LT 4 PLAT OF LOTS 1 THROUGH 12 & TRAC	0.0676
101405610350022544	FARMER BENJAMIN P	1324 4TH ST SW	ALBUQUERQUE NM 87102	1324 4TH ST SW	ALBUQUERQUE NM 87102 4366	LOT A REPLAT WEST 1/2 BLK 3 SEVERO APC	0.2107
101405607748622112	FELIX LEO TRUSTEE FELIX RVT	1820 HENRY CIR SW	ALBUQUERQUE NM 87105-3047	1407 BARELAS RD SW	ALBUQUERQUE NM 87102	MAP 41 TR 18	0.0832
101405608047821115	GALLARDO VICTOR ALVARO & BULKLEY STEPHANIE RAE	700 BENICIA LN SW	ALBUQUERQUE NM 87102-4497	700 BENICIA LN SW	ALBUQUERQUE 87102	LT 7 PLAT OF LOTS 1 THROUGH 12 & TRAC	0.0924
101405611748222516	GALVINS THIRD LLC	5400 IMPERIAL CT NE	ALBUQUERQUE NM 87111	1407 3RD ST SW	ALBUQUERQUE NM 87102	MAP 41 TR 410	0.0964
101405604447021709	GARCIA RUDOLPH A	703 BELL AVE SW	ALBUQUERQUE NM 87102	703 BELL SW	ALBUQUERQUE NM 87102	W 22' LOT 4 ALL OF LOT 5 & 6 & E 10' OF L	0.2238
101405609345321315	GONZALES MICHAEL A	1426 4TH ST SW	ALBUQUERQUE NM 87102	1426 4TH ST SW	ALBUQUERQUE NM 87102 4317	TRACT A-1 LANDS OF BROMO GONZALES B	0.3896
101405607546421116	GONZALES MICHAEL A	1426 4TH ST SW	ALBUQUERQUE NM 87102	1423 4TH ST SW	ALBUQUERQUE 87102 4355	TR A PLAT OF TRACTS A & B BARELAS COFF	0.4481
101405610247622550	GONZALES MICHAEL A	1426 4TH ST SW	ALBUQUERQUE NM 87102	1408 4TH ST SW	ALBUQUERQUE NM 87102	MAP 41 TR 373 A	0.1217
101405609548721108	GONZALES MICHAEL A	1426 4TH ST SW	ALBUQUERQUE NM 87102-4317	601 BENICIA LN SW	ALBUQUERQUE 87102	LT 12 PLAT OF LOTS 1 THROUGH 12 & TRAC	0.0744
101405610847122552	GONZALES MICHAEL A	1426 4TH ST SW	ALBUQUERQUE NM 87102	1418 4TH ST SW	ALBUQUERQUE NM 87102	MAP 41 TR 373 B 2 A	0.2238
101405609648022548	GONZALES MICHAEL A	1426 4TH ST SW	ALBUQUERQUE NM 87102-4317	1400 4TH ST SW	ALBUQUERQUE NM 87102	MAP 41 TR 406 A	0.0323
101405610148022549	GONZALES MICHAEL A	1426 4TH ST SW	ALBUQUERQUE NM 87102-4317	1426 4TH ST SW	ALBUQUERQUE NM 87102	MAP 41 TR 406 B	0.045
101405605543821002	H & S INC ATTN: AUTO ZONE INC (DEPT 8700)	PO BOX 2198	MEMPHIS TN 38101	507 BRIDGE BLVD SW	ALBUQUERQUE NM 87102	TR B-1-A PLAT OF TRACTS A-1 AND B-1-A E	1.084
101405607543921003	H & S INC C/O MCDONALDS CORP LC 030-0145	PO BOX 182571	COLUMBUS OH 43218-2571	1523 4TH ST SW	ALBUQUERQUE NM 87102 4318	TR C PLAT OF EL CAMBINO PLAZA ADDN TF	0.921
101405608246921704	HOMEWISE INC	1301 SILER RD BLDG D	SANTA FE NM 87507-3540	1417 4TH ST SW	ALBUQUERQUE NM 87102 4316	TR 30 B MAP 41	0.1079
101405607047621706	HOMEWISE INC	1301 SILER RD BLDG D	SANTA FE NM 87507-3540	1411 4TH ST SW	ALBUQUERQUE NM 87102 4316	* 001 001LOT 1 BLK 1 GUTIERREZ ADD	0.7753
101405604848522108	JIJON LAURA B & TELYNOR BARBARA	616 LEWIS AVE SW	ALBUQUERQUE NM 87102-4346	616 LEWIS AVE SW	ALBUQUERQUE NM 87102	* 009 001APODACA SEDILLO & L 10	0.1435
101405607247921113	KIRCH JAY T & AMY L MCCLURE	6221 E ELI ST	TUCSON AZ 85711-4649	708 BENICIA LN SW	ALBUQUERQUE 87102	LT 5 PLAT OF LOTS 1 THROUGH 12 & TRAC	0.0745
101405607547921114	KIRCH ZACH	704 BENICIA LN SW	ALBUQUERQUE NM 87102-4497	704 BENICIA LN SW	ALBUQUERQUE 87102	LT 6 PLAT OF LOTS 1 THROUGH 12 & TRAC	0.0682
101405604348422107	LOEPPKE SARAH J	620 LEWIS AVE SW	ALBUQUERQUE NM 87102-4346	620 LEWIS AVE SW	ALBUQUERQUE NM 87102	* 007 001APODACA SEDILLO & L 8	0.1435
101405605248622109	LUCERO MARY C	PO BOX 27074	ALBUQUERQUE NM 87125	610 LEWIS AVE SW	ALBUQUERQUE NM 87102	* 011 001APODACA SEDILLO	0.0717
101405607549022113	LUJAN TED & DORA S	908 SUNBEAM RD SW	ALBUQUERQUE NM 87105-3761	1403 BARELAS ST SW	ALBUQUERQUE NM 87102	MAP 41 TR 17	0.2014
101405607149422114	MATA ALEXANDER JOE & DIANA CHARLENE	6443 BOLLENBACHER DR	PICO RIVERA CA 90660-3444	1401 BARELAS ST SW	ALBUQUERQUE NM 87102	MAP 41 TR 16A	0.1263
101405606647921111	MONTOYA JEFFERY ALLEN & MONTOYA RAMON ALFONSO	2214 DORA AVE NW	ALBUQUERQUE NM 87104-1507	716 BENICIA LN SW	ALBUQUERQUE 87102	LT 3 PLAT OF LOTS 1 THROUGH 12 & TRAC	0.0682
101405610349422545	QUINTANA DAVID M & NOREEN Y	4540 67TH ST NW	ALBUQUERQUE NM 87120	1326 4TH ST SW	ALBUQUERQUE NM 87102 4315	LOT B REPLAT WEST 1/2 BLK 3 SEVERO APC	0.2198
101405606448822111	SAIZ RONALD A	602 LEWIS AVE SW	ALBUQUERQUE NM 87105	602 LEWIS AVE SW	ALBUQUERQUE NM 87102	* 015 001APODACA SEDILLO LOTS 15 X 16	0.1791
101405611245522554	SANCHEZ CONUTO & ROSEMARY	1424 BARELAS RD SW	ALBUQUERQUE NM 87102	1424 BARELAS ST SE	ALBUQUERQUE NM 87102	MRGCD MAP 41 TRACT 375 & N1/2 OF LOT	0.3227
101405610143321306	SANCHEZ JOSEPH RUDY TR SANCHEZ TRUST	1512 4TH ST SW	ALBUQUERQUE NM 87102-1421	1512 4TH ST SW	ALBUQUERQUE NM 87102	THE W POR OF THE N 15 FT OF LT 3, THE W	0.3884
101405605147221708	VILLA BERNARDO & MARICELA	616 BELL AVE SW	ALBUQUERQUE NM 87102-4334	616 BELL ST SW	ALBUQUERQUE NM 87102	* 003 001GUTTIERREZ ADD & E 8FT L4	0.0964
101405611448822518	YAMAMOTO HIDEYO	1403 3RD ST SW	ALBUQUERQUE NM 87102-4308	1403 3RD ST SW	ALBUQUERQUE NM 87102	MAP 41 TR 412	0.101

ARMIJO FRANCES DOROTHY
608 LEWIS AVE SW
ALBUQUERQUE NM 87102

BACA MARCELLA
PO BOX 12947
ALBUQUERQUE NM 87195-0947

BACA MARCELLA ETAL
1605 BLAKE RD SW
ALBUQUERQUE NM 87105

BENICIA LLC
1426 4TH ST SW
ALBUQUERQUE NM 87102-4317

BUDETTI ANTHONY
1405 3RD ST SW
ALBUQUERQUE NM 87102-4308

BURGESS BRICE H
1500 BARELAS RD SW
ALBUQUERQUE NM 87102-4332

CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

COTINOLA GEORGE C & MELANIE M
715 2ND ST SW
ALBUQUERQUE NM 87102-4118

FARMER BENJAMIN P
1324 4TH ST SW
ALBUQUERQUE NM 87102

FELIX LEO TRUSTEE FELIX RVT
1820 HENRY CIR SW
ALBUQUERQUE NM 87105-3047

GALLARDO VICTOR ALVARO & BULKLEY
STEPHANIE RAE
700 BENICIA LN SW
ALBUQUERQUE NM 87102-4497

GALVINS THIRD LLC
5400 IMPERIAL CT NE
ALBUQUERQUE NM 87111

GARCIA RUDOLPH A
703 BELL AVE SW
ALBUQUERQUE NM 87102

GONZALES MICHAEL A
1426 4TH ST SW
ALBUQUERQUE NM 87102

H & S INC ATTN: AUTO ZONE INC (DEPT 8700)
PO BOX 2198
MEMPHIS TN 38101

H & S INC C/O MCDONALDS CORP LC 030-
0145
PO BOX 182571
COLUMBUS OH 43218-2571

HOMEWISE INC
1301 SILER RD BLDG D
SANTA FE NM 87507-3540

JIJON LAURA B & TELYNOR BARBARA
616 LEWIS AVE SW
ALBUQUERQUE NM 87102-4346

KIRCH JAY T & AMY L MCCLURE
6221 E ELI ST
TUCSON AZ 85711-4649

KIRCH ZACH
704 BENICIA LN SW
ALBUQUERQUE NM 87102-4497

LOEPPKE SARAH J
620 LEWIS AVE SW
ALBUQUERQUE NM 87102-4346

LUCERO MARY C
PO BOX 27074
ALBUQUERQUE NM 87125

LUJAN TED & DORA S
908 SUNBEAM RD SW
ALBUQUERQUE NM 87105-3761

MATA ALEXANDER JOE & DIANA CHARLENE
6443 BOLLENBACHER DR
PICO RIVERA CA 90660-3444

MONTOYA JEFFERY ALLEN & MONTOYA
RAMON ALFONSO
2214 DORA AVE NW
ALBUQUERQUE NM 87104-1507

QUINTANA DAVID M & NOREEN Y
4540 67TH ST NW
ALBUQUERQUE NM 87120

SAIZ RONALD A
602 LEWIS AVE SW
ALBUQUERQUE NM 87105

SANCHEZ CONUTO & ROSEMARY
1424 BARELAS RD SW
ALBUQUERQUE NM 87102

SANCHEZ JOSEPH RUDY TR SANCHEZ TRUST
1512 4TH ST SW
ALBUQUERQUE NM 87102-1421

VILLA BERNARDO & MARICELA
616 BELL AVE SW
ALBUQUERQUE NM 87102-4334

YAMAMOTO HIDEYO
1403 3RD ST SW
ALBUQUERQUE NM 87102-4308

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Zoning Map Amendment - EPC

Decision-making Body: Environmental Planning Commission (EPC)

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 1407-1423 4th Street SW (between Bell Avenue and Simpiere Lane)

Name of property owner: Homewise, Inc. and Michael A. Gonzales

Name of applicant: Homewise, Inc. and Michael A. Gonzales (Agent: Consensus Planning, Inc.)

Date, time, and place of public meeting or hearing, if applicable:

Thursday, February 17, 2022 at 8:40 AM via Zoom. See next page for Zoom information.

Address, phone number, or website for additional information:

Please contact Michael Vos with Consensus Planning for more information at vos@consensusplanning.com or by calling (505) 764-9801.

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

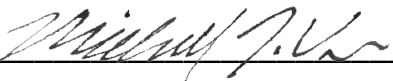
☐ Drawings, elevations, or other illustrations of this request.

☒ Summary of pre-submittal neighborhood meeting, if applicable. <https://www.dropbox.com/t/bfzkyf1o70O6wE3l>

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

 (Applicant signature) January 6, 2022 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

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PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

February 17, 2022 EPC Hearing Zoom Information

Join Zoom Meeting: <https://cabq.zoom.us/j/2269592859>

By Phone: (301) 715-8592

Meeting ID: 226 959 2859

Download a copy of the facilitated neighborhood meeting
report here: <https://www.dropbox.com/t/bfzkyf1o70O6wE3l>

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice*: January 6, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: _____

Mailing Address*: _____

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 1407-1423 4th Street SW (Southwest corner of 4th and Bell)
Location Description West side of 4th Street between Bell Avenue and Simpier Lane
2. Property Owner* Homewise, Inc. and Michael A. Gonzales
3. Agent/Applicant* [if applicable] Consensus Planning, Inc. / Homewise, Inc. and Michael Gonzales
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

☒ Zoning Map Amendment

☐ Other: _____

Summary of project/request¹*:

Zoning Map Amendment - EPC to change the zoning from MX-L (Mixed-use Low Intensity)

to MX-M (Mixed-use Moderate Intensity) to allow catering service for the Street Food Institute and create consistent zoning on 4th St from Barelaz Rd south to Cesar Chavez/Dolores Huerta

5. This application will be decided at a public hearing by*:

☒ Environmental Planning Commission (EPC)

☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC)

☐ Landmarks Commission (LC)

☒ Not applicable (Zoning Map Amendment – EPC only)

Date/Time*: February 17, 2022 at 8:40 AM via Zoom

Location*²: Join Zoom Meeting: <https://cabq.zoom.us/j/2269592859>

By Phone:(301) 715-8592
Meeting ID: 226 959 2859

¹ Attach additional information, as needed to explain the project/request.

² Physical address or Zoom link

[Note: Items with an asterisk (*) are required.]

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found^{*3}:

Please contact Michael Vos with Consensus Planning for more information at vos@consensusplanning.com or by calling (505) 764-9801.

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{*4} L-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project^{*}:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation^{*}:

No exceptions are being considered at this time, only a Zoning Map Amendment

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A copy of the pre-submittal facilitated meeting notes can be downloaded at the following link: <https://www.dropbox.com/t/bfzkyf1o70O6wE3l>

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] approximately 1.34 acres
 2. IDO Zone District MX-L (MX-M proposed)
 3. Overlay Zone(s) [if applicable] Barelas Character Protection Overlay Zone (CPO-1)
 4. Center or Corridor Area [if applicable] Main Street and Major Transit Corridors
- Current Land Use(s) [vacant, if none] Warehouse, retail, and parking lot
-

NOTE: For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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☐ Adult Signature Restricted Delivery \$0.00

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Total Postage \$7.38

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Street and Address

City, State, ZIP+4®

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01/06/2022

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage \$7.38

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Street and Address
VILLA BERNARDO & MARICELA
616 BELL AVE SW
City, State, ZIP+4®
ALBUQUERQUE NM 87102-4334

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Street and Address
H & S INC ATTN: AUTO ZONE INC (DEPT 8700)
PO BOX 2198
City, State, ZIP+4®
MEMPHIS TN 38101

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PICO RIVERA CA 90660-3444

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HOMEWISE INC
1301 SILER RD BLDG D
SANTA FE NM 87507-3540

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Postage \$0.58

Total Postage \$7.38

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COTINOLA GEORGE C & MELANIE M
715 2ND ST SW
ALBUQUERQUE NM 87102-4118

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Postage \$0.58

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LOEPPKE SARAH J
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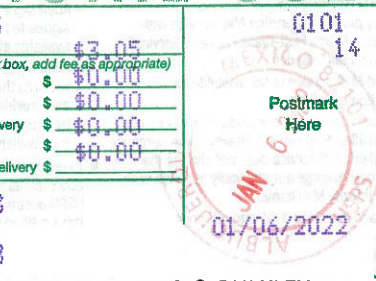
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Postage \$0.58

Total Postage \$7.38

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STEPHANIE RAE
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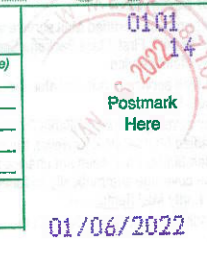
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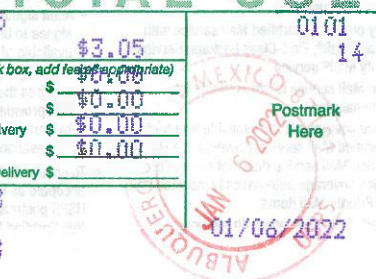
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Street and A H & S INC C/O MCDONALDS CORP LC 030-0145

City, State, ZIP+4® PO BOX 182571

PS Form 3800, April 2010 COLUMBUS OH 43218-2571

01/06/2022

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Street and A KIRCH JAY T & AMY L MCCLURE

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Postage \$0.58

Total Postage \$7.38

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 1324 4TH ST SW
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Postage \$0.58

Total Postage \$7.38

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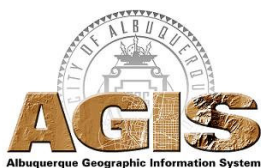
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 616 LEWIS AVE SW
 City, State, Zip ALBUQUERQUE NM 87102-4346

PS Form 38

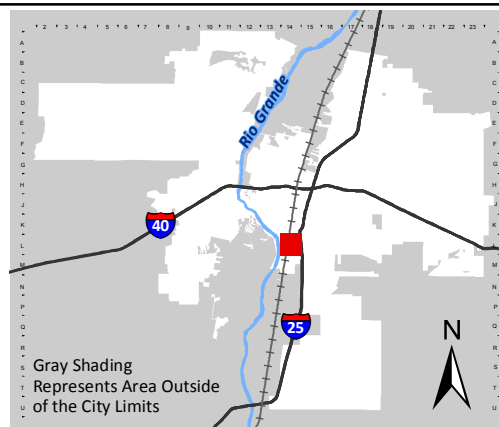


IDO Zone Atlas









May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



L-14-Z

-  Easement
  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

FACILITATED MEETING REPORT

HOMEWISE – 4TH & BELL
EPC 11/8/21 ZONE MAP AMENDMENT APPLICATION
CABQ ZOOM MEETING AGENDA
December 14, 2021 6:00 pm-8:00 pm
Jocelyn M. Torres & Philip Crump

1. **Introductions** – Facilitators, Jocelyn M. Torres & Philip Crump; Michael Vos & Jim Strozier, Consensus Planning; Johanna Gilligan, Isaac Hammond-Paul, Jaime Jaramillo & Carl Davis, Homewise; Tina Garcia-Shams, Street Food Institute NA; Barelas NA; Other NA's; Neighbors.
2. **Project Overview/Reason for Request.**
3. **Addition of Tract A, Barelas Coffee House to Proposed Application.**
4. **About the Street Food Institute.**
5. **Meeting Questions/Comments.**
6. **Homewise Responses to 9/1/21 Questions** (sent with Agenda).
7. **Voice of Barelas Brochure** (sent with Agenda).
8. **Next Steps and Timelines.**¹

Meeting Adjourned

¹ Please send your name, affiliation and email address to Facilitator Jocelyn M. Torres, nmlawyer09@comcast.net, for the Facilitated Meeting Report.

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT
8850 Holly NE ZHE Pre-Application

Project: 4th Street & Bell SW- Pre-Application to EPC for Zone Map Amendment
Property Description/Address: 1407-1417 4th Street SW
Date Submitted: 17 December 2021
Submitted By: Jocelyn M. Torres & Philip Crump
Meeting Date/Time: 14 December 2021, 6:00 pm -8:00 pm
Meeting Location: Via Zoom
Facilitator: Jocelyn M. Torres
Co-facilitator: Philip Crump
Applicants: Homewise, Inc.; & Michael Gonzales (Barelas Coffee House)
Agent: Consensus Planning - Michael Vos, Planner; & Jim Strozier, Principal
Neighborhood Associations/Interested Parties: Barelas NA; Barelas Community Coalition; Casa Barelas; Street Food Institute NA; & Neighbors

Background Summary:

This was a pre-application meeting for an EPC application to rezone two parcels at the SW corner of 4th Street and Bell SW from MX-L (low intensity mixed use) to MX-M (moderate intensity). Homewise owns the larger northern parcel and intends to remodel/add onto an existing back warehouse building, for the purpose of creating a commissary kitchen; a “catering service” which is not permitted under the lower MX-L zoning. That building is to be leased to the Street Food Institute for a seven year term. The buildings near 4th street will be developed into commercial properties.

The southern parcel is currently an additional parking lot for the Barelas Coffee House (BCH). It is included in the joint application to create consistency in zoning in that area. There is no indication that the (BCH) owner plans to make any changes to the property. It appears that Mike Gonzales plans that it remain a parking lot. *See* Action Item.

The neighborhood attendees expressed support for the work of the Street Food Institute (SFI) and Homewise. At the same time, they expressed concern about future uses of the property if SFI were to vacate; especially potential conversion to a liquor dispensation or cannabis establishment. Conversation ensued as to what mechanism might best protect the Homewise property and neighborhood from those potential future uses. *See* Action Item.

Other questions included: hours of operation; noise; extent of parking needs; and potential future uses of the BCH parking lot and SFI property after lease expiration.

Outcomes:

- ***Areas of Agreement:***
- Street Food Institute has been a valuable addition to the neighborhood.
- Effort should and will be made to keep the property from turning into a liquor or cannabis facility if Street Food or Homewise vacate the property.
- Neighborhood participants did not want any part of the property (Homewise/SFI or BCH) to be used for liquor or cannabis purposes.

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT
8850 Holly NE ZHE Pre-Application

Meeting Specifics [*Except as indicated, all discussion refers to the Homewise property*]:

1. Overview of Homewise property and rezoning request

- a. Homewise owns the northern property.
 - i. The plan is to redevelop the rear portion of the property.
 - 1. A commissary kitchen will be built, to serve the Street Food Institute.
 - 2. The lease is to run seven years.
 - a. Homewise hopes SFI will be able to purchase the building at the end of the lease.
 - 3. Home and commercial ownership fits into the Homewise community development framework.
 - a. The SFI “partnership is a direct response to the...need for more job training opportunities that we heard in the neighborhood.”
 - i. It is “a complementary strategy to support local residents.”
- b. The application will request the zoning be changed from MX-L (Mixed Use-Low Intensity) to MX-M (Moderate Intensity).
 - i. A commissary/commercial kitchen is a “catering service” not allowed in MX-L.
 - 1. A catering service is defined in the IDO as “An establishment whose primary business is to prepare food onsite, then to transport and serve the food off-site.”
 - a. Catering Services are allowed in MX-M.
 - b. Much of SFI involves food trucks and caterers who fit the definition.
 - ii. The Barelás Coffee House parking lot is to be included in the application.
 - 1. Rezoning eliminates the MX-L zoning gap and creates consistent zoning for 4th Street between Avenida Cesar Chavez and Barelás Road.

2. The Street Food Institute [SFI]

- a. SFI, which started in 2014, is “an entrepreneur-focused culinary program dedicated to inspiring the success of small, local businesses in New Mexico.”
 - i. It supports small business development in the food economy; food trucks and caterers, as well as local farmers.
 - 1. 60% to 70% of the students are caterers, though many have multiple revenue streams; food trucks, catering, cafes.
 - 2. SFI offers low- (or no-) cost bilingual 12 week classes, microloans and equipment loans to students.
 - a. Classes provide recipe testing, business development and paid internships.
 - 3. To date, “we’ve had about 35 students that have successfully launched their business.”
- b. The purpose “has been and continues to be to become a sustainable and effective catalyst for local economic revitalization.”

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT
8850 Holly NE ZHE Pre-Application

- c. Currently, SFI operates out of CNM, using the kitchen as well as developing classes in the CNM culinary school.
 - i. Not only is the current kitchen limited in size, but the building is to be demolished.
 - ii. The proposed new facility would significantly increase the kitchen capacity, to serve many more entrepreneurs (from 10-15 to 24).
 - iii. Classes are limited to 10 students and typically run from 5:30-6:30 Monday evenings.
 - iv. *There was a concern about parking and potential neighborhood impact.*
 - 1. Classes are scheduled to accommodate working people and do not generate a lot of parking (or noise) during the day.
 - 2. There could also be parking arrangements with the National Hispanic Cultural Center and/or Barelas Coffee House.
 - a. Homewise will have to show that the new uses accommodate parking for Site Plan and/or Building Permit approval.

3. Building details

- a. The new building will be a mix of existing and new construction depending on condition, though the details are not yet determined, as the design process is not very far along.
 - i. The existing warehouse building on the property and the storefronts will undergo renovation.
 - 1. The storefronts will be part of the Homewise affordable storefront leasing strategy.
 - ii. Construction will begin in early 2022 and take about five months.
- b. *Q: I'm wondering about some aspects of the Character Protection Overlay and the requirements for this site and how the plan meets those requirements.*
 - i. The design will include new landscaping along 4th Street and adhere to light and noise standards.
 - 1. These standards are in place already through city code, regardless of use, and are not specific to catering in the IDO.
 - ii. The general provisions apply; there is no exception.
 - 1. Under the MX-M zoning there is a 30 foot building height limit, and basically all the setbacks are the same.
 - a. The CPO is going to apply the same way to the future development or redevelopment of this property, regardless of MX-L or MX-M zoning.
- c. Design details have not been worked out as yet.
 - i. The Homewise construction manager noted that the existing structures suffer from longtime deferred maintenance and disrepair.
 - 1. He said that he feels, "very confident that it'll be more aesthetically pleasing than what's existing."
 - a. **Action Item**--Homewise is willing to share the conceptual drawings but noted that the (construction) process will be very fast.
 - b. The design team is the nonprofit MASS Design, based in Boston.
 - i. <https://www.massdesigngroup.org/>.

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LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT
8850 Holly NE ZHE Pre-Application

4. Potential future uses

- a. Residents are concerned that the rezoning might allow future liquor or cannabis facilities, which they have worked hard, for a long time, to keep out of the neighborhood.
- b. Residents seek some guarantee that there will be a permanent prohibition of liquor or cannabis uses on this property.
 - i. The agent said that liquor establishments (breweries/bars) are already allowed as a conditional use in MX-L; this zone change will have no effect on conditional uses but will allow liquor establishments as permissive uses.
 - ii. Liquor dispensation is prohibited in Barelás under MX-L unless a conditional use permit is granted. This becomes a permissive use under MX-M.¹
 1. Package liquor sales involves public input in a hearing before the zoning hearing examiner.
 2. It might be possible for someone to apply for the MX-M permissive use of a bar, taproom or tasting room.^{2 3}
 - iii. Liquor sales do not fit within the Homewise community development framework.
 - iv. A neighbor suggested that a covenant or deed restriction in perpetuity might restrict liquor or cannabis uses.
 1. Homewise, after consultation with legal counsel, may be open to such an arrangement or agreement with neighbors.
 - a. In addition, the size and use-specific design of the property could limit the possibility of these or other undesirable uses.
 - b. Furthermore, the subsidy source that Homewise is using, the new market tax credit, does not actually allow for those uses; they are considered "sin businesses."
 - c. Even though this credit has a seven-year limit, Homewise may seek a permanent solution.
 2. **Action Item**—Homewise will consult with its legal counsel to determine what possible land use restrictions might be available (regarding future cannabis or liquor establishments) and report back to neighbors.

¹ MX-L Bar is a Conditional Use and Liquor Retail is a Permissive Accessory use which is not allowed in the Barelás neighborhood under IDO Section 4-3(D) (39) (e) ; MX-M Bar is a Permissive Use and Liquor Retail is a Conditional Use. Cannabis Retail is Permissive in both MX-L and MX-M, as defined in Section 4-3(D) (35) . Catering is not allowed in MX-L but is allowed in MX-M.

² See attached IDO Table 4-2-1 definitions of MX-L and MX-M Bar, Catering, Cannabis Retail and Liquor Retail Allowable Uses and IDO Section 4-3(D) (39) (e) . Liquor retail is not a permissible accessory in the Barelás neighborhood.

³ "While the IDO shows it as permissive accessory in MX-L, that is only true when associated with a grocery store in limited areas (reference 4-3(D) (39) (e) on the first and second pages of the attached section) . Barelás is not included so liquor retail is prohibited in MX-L in the Barelás area. In MX-M it is a conditional use per the table and remains conditional in the use standards due to proximity to residential uses and because Barelás does not provide for a grocery store exemption per sections 4-3(D) (39) (c) and (f) ." Michael Vos, Agent

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5. A question arose as to the intentions of the Barelas Coffee House owner for the current parking lot.
 - a. The parking lot will be included in the joint application.
 - i. The agent reported that the owner became aware of the rezoning application after the required notification of nearby neighbors.
 - ii. Neighbors raised the same concern regarding potential future uses.
 1. **Action Item**—The agent will consult with the BCH owner to determine whether there are any plans to do anything with the property other than continue to use it as a parking lot.

Action Items:

1. Homewise is willing to share the conceptual drawings, but noted that the process will be very fast.
2. Homewise will consult with its legal counsel to determine what possible cannabis and liquor establishment restrictions might be available and report back to the neighbors.
3. The agent will consult with the BCH owner to determine whether there are any plans to do anything with the property other than continue to use it as a parking lot. Neighbors oppose cannabis or liquor uses on that property as well.

Anticipated Application and Hearing timetable:

The application to the EPC is scheduled to be submitted on **Thursday 6 January 2022**, with an anticipated hearing date of **17 February 2022**, starting at 9:00 am.

Notification, including a link to the Zoom meeting, will be sent to adjacent neighbors and the Neighborhood Association.

A subsequent DRB review of the site plan is an administrative process due to the small size of this project and does not have a public hearing.

Names & Affiliations of Attendees:

Jaime Jaramillo	Homewise
Isaac Hammond-Paul	Homewise
Johanna Gilligan	Homewise
Carl Davis	Homewise
Tina Garcia-Shams	Street Food Institute, E.D.
Michael Vos	Consensus Planning
Jim Strozier	Consensus Planning
Lisa Padilla	Barelas NA, President
Courtney Bell	Barelas NA, Secretary
Luke Davis	Barelas NA
Robert Vigil	Barelas NA
Anthony Havens	Barelas NA
Omega Delgado	Barelas NA
Daniel Madrid	Barelas NA
Cristina Rogers	Barelas Community Coalition & BNA
Dorothy Chavez	BNA; Casa Barelas, President
Mike Garcia	Barelas Community Coalition
Keith Romero	Barelas Community Coalition
Sally Moon	Neighbor
Maria Jose Ramos	Neighbor
Jocelyn M. Torres	Facilitator
Philip Crump	Facilitator
Tyson Hummell	City ADR Coordinator

Part 14-16-4: Use Regulations

4-2: Allowable Uses

Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory
CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

Zone District >>	Residential						Mixed-use				Non-residential								Use-specific Standards
	R-A	R-1	R-MC	R-T	R-M/L	R-M/H	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	A	B	C	
Vocational school						CV	P	P	P	P	P	P	P	P					
COMMERCIAL USES																			
Agriculture and Animal-related																			
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	C	C		A	A	A	4-3(D)(1)
Equestrian facility	P																P	C	4-3(D)(2)
General agriculture	P											C	P	P			P	A	4-3(D)(3)
Kennel	C							C	C		P	P	P	P					4-3(D)(4)
Nursery	P								A		P	P	P	P		A	A		
Veterinary hospital	C						C	P	P	P	P	P	P	P					4-3(D)(5)
Other pet services	C						C	P	P	P	P	P	P	P					
Food, Beverage, and Indoor Entertainment																			
Adult entertainment												P	P	P					4-3(D)(6)
Auditorium or theater						A	A	A	P	P	P	P	P	P					4-3(D)(7)
Bar							C	C	P	P	P	P	P	P					4-3(D)(8)
Catering service									P	P	P	P	P	P					
Health club or gym			A		A	A	P	P	P	P	P	P	P	A					4-3(D)(9)
Mobile food truck court							C	P	P	P	P	P	P	C					4-3(D)(10)
Nightclub									P	P	P	P	P						4-3(D)(8)
Residential community amenity, indoor	P	P	P	P	P	P	P	P	P	P								C	4-3(D)(11)
Restaurant							C	P	P	P	P	P	P	P					4-3(D)(8)
Tap room or tasting room							C	C	P	P	P	P	P	P					4-3(D)(8)
Other indoor entertainment							C	P	P	P	P	P	P	P	P		C		4-3(D)(12)
Lodging																			
Bed and breakfast	A	CA			A	A	P	P											4-3(D)(13)
Campground or recreational vehicle park									C		P	P					A	C	4-3(D)(14)
Hotel or motel							P	P	P	P	P	P	P	P					4-3(D)(15)
Motor Vehicle-related																			
Car wash								P	P	P	P	P	P	P					4-3(D)(16)
Heavy vehicle and equipment sales, rental, fueling, and repair											P	C	P	P					4-3(D)(17)
Light vehicle fueling station								C	P	P	P	P	P	P					4-3(D)(18)
Light vehicle repair								P	P	P	P	P	P	P					4-3(D)(19)
Light vehicle sales and rental								C	P	P	P	P	P	P					4-3(D)(20)
Outdoor vehicle storage											C	C	P	P			A		4-3(D)(21)
Paid parking lot			A		A	A	C	P	P	A	P	P	P	P	A	A	A		4-3(D)(22)
Parking structure			A		A	A	CA	P	P	P	P	P	P	P	A				4-3(D)(22)
Offices and Services																			
Bank							P	P	P	P	P	P	P	CV					4-3(D)(23)
Blood services facility								C	C	C	P	P	P						
Club or event facility							C	P	P	P	P	P	P	CV		P	P	C	4-3(D)(24)

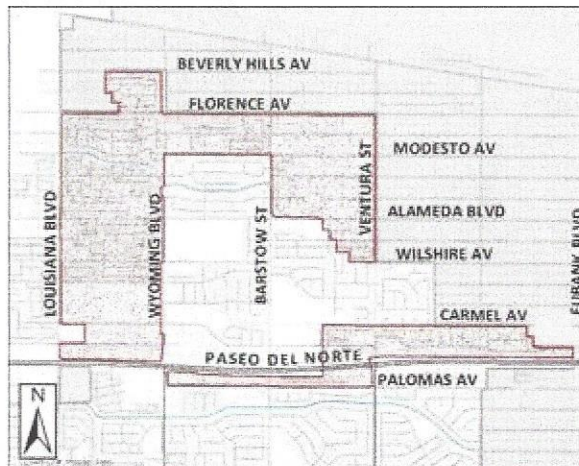
Part 14-16-4: Use Regulations

4-2: Allowable Uses

Table 4-2-1: Allowable Uses																
P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed																
Zone District >>	Residential						Mixed-use				Non-residential					
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO
Land Uses																
Commercial services								P	P	P	P	P	P	P		
Construction contractor facility and yard										C	P	P	P	P		4-3(D)(25)
Crematorium														P		
Medical or dental clinic							P	P	P	P	P	P	P	P		4-3(D)(26)
Mortuary								C	P	P	P	P	C		A	
Office							P	P	P	P	P	P	P	P		
Personal and business services, small							P	P	P	P	P	P	P	P		4-3(D)(27)
Personal and business services, large									P	P	P	P	P	P		4-3(D)(27)
Research or testing facility							P	P	P	P	P	P	P	P		4-3(D)(28)
Self-storage								C	C	P	P	P	P	P		A 4-3(D)(29)
Outdoor Recreation and Entertainment																
Amphitheater										C	C	C	C	C	A	P A C
Balloon Fiesta Park events and activities															P	4-3(D)(30)
Drive-in theater									C	C	C	C	C			4-3(D)(31)
Fairgrounds														P		
Residential community amenity, outdoor	P	P	P	P	P	P	P	P	P	P						A
Stadium or racetrack														P	P	
Other outdoor entertainment	CA	CA	CA	CA	CA	CA	A	A	A	A	P	P	P	A	P	P 4-3(D)(32)
Retail Sales																
Adult retail										P		P	P	P		4-3(D)(6)
Art gallery	CV	CV	C	P	P	P	P	P	P	P		P	P	A		4-3(D)(33)
Bakery goods or confectionery shop							C	P	P	P	P	P	P	P		
Building and home improvement materials store									C	C	P	P	P	C		4-3(D)(34)
Cannabis retail							P	P	P	P	P	P	A	A		4-3(D)(35)
Farmers' market	T		T	T	T	T	T	P	P	P	P	P	CV	CV	P A CA	4-3(D)(36)
General retail, small			A			A	P	P	P	P	P	P	P	P		4-3(D)(37)
General retail, medium									P	P	P	C	C			4-3(D)(37)
General retail, large									C	C	P	P				4-3(D)(37)
Grocery store								P	P	P	P		P	P		4-3(D)(38)
Liquor retail							C	A	C	C	C	C	C	C		4-3(D)(39)
Nicotine retail							CA	A	C	C	C	C	C	C		4-3(D)(40)
Pawn shop								C	P	P	P	P	P	P		4-3(D)(41)
Transportation																
Airport														P		4-3(D)(42)

4-3(D)(39) Liquor Retail

- 4-3(D)(39)(a) Alcohol sales for off-premises consumption are allowed provided that the establishment complies with all New Mexico State law requirements, including but not limited to any required spacing from other uses or facilities.
- 4-3(D)(39)(b) Alcohol sales for on-premises consumption are also allowed as an incidental activity provided that the establishment complies with all New Mexico State law requirements.
- 4-3(D)(39)(c) Notwithstanding other provisions in this Subsection 14-16-4-3(D)(39), this use requires a Conditional Use Approval pursuant to Subsection 14-16-6-6(A) when proposed within 500 feet of any Residential or NR-PO zone district or any group home use, as measured from the nearest edge of the building containing the use to the nearest Residential or NR-PO zone district or lot containing a group home.
- 4-3(D)(39)(d) In the MX-T zone district, this use is limited to 10,000 square feet of gross floor area.
- 4-3(D)(39)(e) In the MX-L zone district, this use is prohibited, except in the following small areas, where it is allowed as accessory to a grocery store.
1. Downtown Neighborhood Area – CPO-3
 2. East Downtown – CPO-4
 3. East Downtown – HPO-1
 4. La Cueva Small Area



5. North 4th Corridor – CPO-9
6. South Yale Small Area

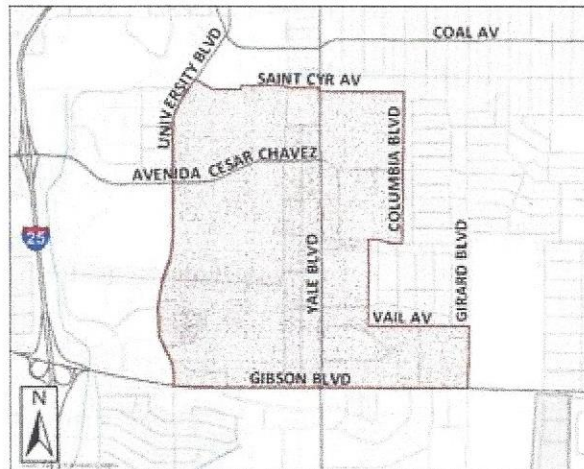
Part 14-16-4: Use Regulations

4-3: Use-specific Standards



4-3(D)(39)(f) In the MX-M, MX-H, and NR-C zone districts, this use requires a Conditional Use Approval pursuant to Subsection 14-16-6-6(A) unless accessory to a grocery store, except in the following small areas, where it is prohibited unless accessory to a grocery store as noted.

1. Downtown Neighborhood Area – CPO-3
2. East Downtown – CPO-4
3. East Downtown – HPO-1
4. North 4th Corridor – CPO-9
5. South Yale Small Area



4-3(D)(39)(g) Nob Hill/Highland Small Area

This use is prohibited in the following mapped small area.

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LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

1407-17 4th Street SW Follow-up Meeting

Project: 4th Street & Bell SW: Follow- up to Pre-Application Meeting of 14 Dec 2021

Property Description/Address: 1407-1417 4th Street SW

Date Submitted: February 5, 2022

Submitted By: Jocelyn M. Torres and Philip Crump

Meeting Date/Time: 1 February 2022, 6:00-8:00 pm

Meeting Location: Via Zoom

Facilitator: Jocelyn M. Torres

Co-facilitator: Philip Crump

Applicant: Homewise, Inc.; Mike Gonzales (Barelas Coffee House)

Agent: Consensus Planning

Neighborhood Associations/Interested Parties: Barelas Neighborhood Association, Barelas Community Coalition

Background Summary:

This was the second meeting regarding a proposed development/redevelopment at the SW corner of 4th Street and Bell SW. A pre-application meeting for an EPC application to rezone the two parcels from MX-L (low intensity mixed use) to MX-M (moderate intensity) has been filed.

Homewise owns the larger north parcel and intends to remodel existing buildings and construct a new building for the purpose of creating a commissary kitchen, a “catering service”, which is not permitted under the lower zoning. The building is to be leased to the Street Food Institute for a term of seven years. The south parcel is currently the parking lot for the Barelas Coffee House, which is across 4th Street. It is being included in the joint application to create zoning consistency.

This meeting was held to address Action Items from the previous meeting:

1. Presentation of conceptual drawings for the project.
2. Supplementation of Homewise information provided in January 5, 2022 letter.
3. Determination of possible restrictions available to protect the neighborhood from unwanted future uses.
4. Barelas Coffee House owner’s future plans for the property. Neighbors hope that Mr. Gonzales continues to use that parcel as a parking lot.

The neighborhood attendees expressed support for the work of the Street Food Institute (“SFI”) and Homewise. Homewise is now a member of the Barelas neighborhood’s steering committee, which will facilitate communication between these groups.

Outcomes:

- ***Areas of Agreement:***
- Street Food Institute is a valuable addition to the Barelas neighborhood.
- Effort should and will be made to keep the property from turning into a liquor or cannabis facility if Street Food or Homewise vacate the property.
- Homewise has joined the BCC steering committee.

Meeting Specifics [*Except as indicated, all discussion refers to the Homewise property*]:

1. Overview of Homewise property and rezoning request.

- a. Homewise owns the property.

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- i. The plan is to redevelop existing buildings and to build a new building.
 - 1. A two-story commissary kitchen/studio building will serve the Street Food Institute.
 - 2. The lease is to run seven years.
 - a. Homewise hopes SFI will be able to purchase the building at the end of the lease.
 - 3. Home and commercial ownership fits into the Homewise community development framework.
- b. The application is for a Zone Map Amendment, to change from MX-L (Mixed Use-Low Intensity) to MX-M (Moderate Intensity).
 - i. A commissary/commercial kitchen is a “catering service” not allowed in MX-L.
 - 1. A catering service is defined in the IDO as “An establishment whose primary business is to prepare food onsite, then to transport and serve the food off-site.”
 - a. Catering Services are allowed in MX-M.
 - b. Much of SFI involves food entrepreneurs who fit the catering definition.
 - ii. The Barelás Coffee House parking lot is included in the application.
 - 1. Rezoning eliminates the MX-L zoning gap and creates consistent zoning for 4th Street between Avenida Cesar Chavez and Barelás Road.
- c. Under the Barelás Character Protection Overlay Zone (CPO), height of new construction is limited to 30 feet, rather than 38’ or 48’, as in other parts of the city.
 - i. The Neighborhood Edge Protection also applies, with a 15’ setback required at the rear, western property line, and smaller setbacks elsewhere.
 - 1. A six-foot wide minimum landscape buffer is required for the South and West sides of the property.

2. Street Food Institute (SFI)

- a. SFI is an educational program, working with individuals who want to start their own small food business.
 - i. SFI has been in existence for about eight years and has supported 35 to 40 businesses.
 - 1. It has lab format classes and provides internships and scholarships.
 - ii. This location will have a large teaching space that can also become a community space and part of the neighborhood.
 - 1. SFI will also create a flexible outdoor community space that connects the main building to Fourth Street.

3. Development/Redevelopment Design

- a. Architectural design will be undertaken by MASS Design Group, in coordination with Scout Architecture, Design and Hartman, and Majewski Design Group.
 - i. MASS is a nonprofit design firm of: “250 plus architects, landscape architects, engineers, writers, film makers and researchers representing 20 countries across the globe.”
 - 1. This project will be handled by a local MASS team.
 - ii. The project’s primary goal is to launch diverse food enterprises in Albuquerque.
 - 1. The main programmatic focus is a commissary kitchen and classroom, which will facilitate small business growth and education within the local community.
- b. The existing storefronts will remain with existing tenants and will be refurbished.
- c. The new two-story building will house the commissary kitchen on the first floor and rentable studio space on the second.
 - i. The studios will be for artists, offices and similar uses.
 - 1. These will not be residential units.
 - ii. The landscaped community plaza and entry will be accessible from 4th Street.

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1407-17 4th Street SW Follow-up Meeting

1. Parking and service areas are west of the new building.
 - a. Access for delivery and for all buildings will be from Bell Avenue.
 - i. A loading zone will be located at the rear of the new building.
 - ii. Delivery trucks will be box trucks.
 - b. Deliveries will not be great in number. Food truckers generally do their own shopping and bring their own ingredients.
 - i. Most of the students do not have their own food trucks.
 - ii. There will very limited truck traffic; possibly two or three per week.
 - c. There may be some light manufacturing in the rear building, such as filling jars with jam. This building will not house a large restaurant or big manufacturing operation.
2. There will be landscape buffers including trees and other plants.
 - a. There will be buffers to the south alongside residences.
 - b. There will also be buffers to the west and north.
3. The landscaping purpose is to provide shade, visual screening and buffering.
4. As for noise, there will be about eight to ten small businesses, but no heavy machinery or industrial noise.

4. Mitigation of Negative Impacts from Rezoning

- a. Neighbors were concerned that there could be liquor in the future.
 - i. With a letter of intent. Homewise will commit to not leasing to bars and nightclubs.
 1. The zone change does allow bars as permissive uses.
 - ii. Homewise would like to retain the option of leasing to taprooms.
 1. Homewise believes taprooms do not pose the same negative impact as bars or clubs and instead provide a communal environment.
 - iii. Homewise will be responsive to neighborhood concerns regarding negative impacts of any proposed changes of use.
 1. Per terms of the new market tax credit funding, Homewise must keep the buildings for at least seven years without change in ownership.
 2. Some of the inherent limiting factors include the small sizes of the spaces, which are suitable for relatively small tenants, including retail or offices.
 - a. The property does not lend itself to larger uses.
 - b. Taprooms around the city are small with little outdoor spaces and serve as community meeting places.
- iv. Q: *"I'm wondering about the vision for the next 20 years, instead of just the next seven years."*
 1. The Barelás MainStreet project [of the Barelás Community Coalition] is geared towards having the right mix of uses in this small scale historic district.
 - a. Fostering the food ecosystem is part of the long-term strategy.
 - b. Also, the CPO helps ensure that anything that happens in these buildings over time is adding value to the neighborhood and the MainStreet district over time.
- v. In response to a concern for nearby residential neighbors, it was reported that some had signed letters of support for the project.
 1. While they have not seen the new conceptual plan, they will be kept informed in public meetings. Homewise will be hosting a presentation within the next month, though probably not before the February 17th hearing.
- vi. Homewise has joined the Steering Committee of the Barelás Community Coalition, which oversees the MainStreet program.

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1407-17 4th Street SW Follow-up Meeting

5. Potential uses of the South parcel

- a. The owner of Barelás Coffee House (BCH) has said that there are no plans for using that parcel for anything other than a parking lot.
 - i. The lot is serving a specific need.
 - 1. BCH began 44 years ago in the small building at the SE corner of the lot where the barber shop is now.

6. Other Issues

a. **Safety:**

While pedestrian safety is a focus of redevelopment, area sidewalks are not fully ADA accessible, due to many curb cuts.

- i. A request was made to reduce the number of curb cuts if possible.
 - 1. While the concern is understood, Homewise may not be able to change the curb cuts, due to the parking requirement.
- ii. Also, the request was made to increase lighting and access to the outdoor space, as homelessness and vandalism is a concern.
 - 1. The goal is to make comfortable and inviting outdoor spaces, with a pedestrian path directly off Fourth Street.

b. **Local economic benefit:**

SFI is working with outreach to different groups in the area, to inform and recruit local residents who may benefit from the program.

- i. Classes are bilingual and scholarships are available; SFI reports that they have never turned anyone away.
 - 1. Classes are conducted for 12 weeks and cost \$250.
 - 2. The goal has been to help people launch their businesses.
 - a. The project includes spaces that are available for rental to new entrepreneurs.
 - b. The existing buildings facing 4th Street will remain retail, as in a café, art or similar retail space.
 - 3. The rear building will be for producing food or producing other goods, or maybe some office space.
 - a. “Artisan manufacturing” is allowed in MX-L, with a maximum size of 10,000 sq. ft.
- ii. Although students come from all over the city, the emphasis is on inviting local residents to participate.
 - 1. Also SFI employs 10-20 people and fosters 20 to 25 entrepreneurs—each of whom will need four or five employees as they grow.

c. **Catering, commissary, and other food service:**

Catering is only one part of the food service umbrella.

- i. The majority of the students are focused on catering, not necessarily food trucks.
 - 1. Catering calls for preparation off-site, which is why a commissary kitchen is needed, and why the rezoning is needed.
 - a. A commissary kitchen can serve other uses such as baking or small-scale manufacturing of food products, in addition to catering.

d. **Choice of this site:**

Q: BCC wrote a letter of support for the location nearer the Railyard and the Downtown Neighborhood Association was in support. Why did the location change?

- i. When the stadium proposal was being aggressively promoted, it included that site.

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1407-17 4th Street SW Follow-up Meeting

1. Homewise then revisited this site, which had actually been the original choice in order to move forward with the project.
 - a. The concept did not change with the changed location.
- e. **Communication:**

Q: Is there a way to have better communication (during project development) without the time and expense of formal meetings?

C: BCC and BNA members are volunteers that do not get paid for their contributions to the neighborhood.

 - i. Yes this Homewise project involved neighborhood input and a facilitated meeting prior to filing the zone change application.
 - ii. Homewise membership in the BCC will encourage communication regarding future projects.

Hearing timetable:

The EPC application is scheduled to be heard **17 February 2022**, starting at **9:00 am**.

Link: <http://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner/zhe-agendas-action-sheets-decisions>.

Notification, including a link to the Zoom meeting, will be sent to adjacent neighbors and the Neighborhood Association.

For questions or for more information, contact the Current Planning Section Manager at (505) 924-3337.

A subsequent DRB review of the site plan is an administrative process and does not include a public hearing.

Names & Affiliations of Attendees:

Jaime Jaramillo	Homewise
Isaac Hammond-Paul	Homewise
Johanna Gilligan	Homewise
Carl Davis	Homewise
Tina Garcia-Shams	Street Food Institute
Cristino Griego	Street Food Institute
Elena Baranes	MASS Design Group
Taylor Kinkel	MASS Design Group
Sarah Mohland	MASS Design Group
Michael Vos	Consensus Planning
Jim Strozier	Consensus Planning
Sergio Lozoya	Urban Design & Development
Courtney Bell	Barelas NA
Lisa Padilla	Barelas NA
Omega Delgado	Barelas NA
Daniel Madrid	Barelas NA
Cristina Rogers	Barelas Comm. Coalition & BNA
Mike Garcia	Barelas Comm. Coalition
Keith Romero	Barelas Comm. Coalition
Peter Rice	Downtown Albuquerque News
Jocelyn M. Torres	Facilitator
Philip Crump	Facilitator
Hummell, Tyson	City ADR Coordinator

LETTERS

Dear Planning Commission Members,

My name is Danielle Schlobohm, and I am the Associate Director for DowntownABQ Main Street and Arts & Cultural District. My connection to Street Food Institute and Homewise are through a variety of ways. Our organization houses the Downtown Growers' Market which hosts 200+ small, local farmers, food producers and artisans each season from mid-April through early November. Street Food Institute has been a vendor/partner and many of our applicants at the market have gone through their training program to start up their business. Homewise is a local partner working to benefit the Baretas and Downtown community through their education, building projects, community engagement and the like.

I am writing this letter to offer my support for Homewise's proposal to rezone and develop the property at 4th and Bell SW into the future home for Street Food Institute so they can continue to provide the incredible training and support they offer to food entrepreneurs from across the city. Catering entrepreneurs are a critical part of the food ecosystem and of Street Food Institute's clientele; under current zoning, this use is not allowable.

As the Associate Director and previous manager of DGM I am excited about this project because this is a need in our community that many of our local food vendors have expressed. Expanding an operation like Street Food Institute, who is already proven to be successful with their training will only benefit small businesses in Albuquerque, the local economy and the Baretas neighborhood.

I know that this kind of development is a positive step for the Baretas neighborhood. The project will meet the needs of residents by providing more potential restaurant options, bringing healthy activity/economy to the neighborhood and provide opportunity for business entrepreneurs in Baretas:

- Creating over 100 jobs that are accessible to the vast majority of residents.
- Support new businesses and increase revenue for existing businesses
- Street Food Institute prides itself on having a low barrier to entry for its classes; this means that community members of all walks-of-life will be able to benefit from this new facility.
- This is all especially relevant in Baretas, where the unemployment rate is two times that of the rest of the United States, and where 80% of households have an annual income under \$50,000.
- As a board member with the Rail Yards Market, this will also help RYM vendors and the Rail Yards Market in providing close access for food vendors to bring their products to market and the public in another low barrier entry platform.

I am thrilled to see this kind of development in my city and request your support for this zoning change.

Sincerely,



Danielle Schlobohm

Associate Director

DowntownABQ Mainstreet and Arts & Cultural District

Board Member, Rail Yards Market

Dear Planning Commission Members,

My name is GLADYS A. CHAVEZ, and I live at 1402 8th St. S.W.

I am writing this letter to offer my support for Homewise's proposal to rezone and develop the property at 4th and Bell SW into the future home for Street Food Institute so they can continue to provide the incredible training and support they offer to food entrepreneurs from across the city. Catering entrepreneurs are a critical part of the food ecosystem and of Street Food Institute's clientele; under current zoning, this use is not allowable.

This project – the Barelás Central Kitchen – will create over 100 jobs that are accessible to the vast majority of Burquenos. Through this new facility, Street Food Institute will be able to support new businesses and increase revenue for existing businesses Street Food Institute prides itself on having a low barrier to entry for its classes; this means that community members of all walks-of-life will be able to benefit from this new facility. This is all especially relevant in Barelás, where the unemployment rate is two times that of the rest of the United States, and where 80% of households have an annual income under \$50,000.

I am thrilled to see this kind of development in my neighborhood and request your support for this zoning change.

Sincerely,

Gladys A. Chavez

Dear Planning Commission Members,

My name is
87102

Laura Fijón

, and I live at

616 Lewis Ave SW

I am writing this letter to offer my support for Homewise's proposal to rezone and develop the property at 4th and Bell SW into the future home for Street Food Institute so they can continue to provide the incredible training and support they offer to food entrepreneurs from across the city. Catering entrepreneurs are a critical part of the food ecosystem and of Street Food Institute's clientele; under current zoning, this use is not allowable.

This project – the Barelás Central Kitchen – will create over 100 jobs that are accessible to the vast majority of Burquenos. Through this new facility, Street Food Institute will be able to support new businesses and increase revenue for existing businesses. Street Food Institute prides itself on having a low barrier to entry for its classes; this means that community members of all walks-of-life will be able to benefit from this new facility. This is all especially relevant in Barelás, where the unemployment rate is two times that of the rest of the United States, and where 80% of households have an annual income under \$50,000.

I am thrilled to see this kind of development in my neighborhood and request your support for this zoning change.

Sincerely,

Laura Fijón

Dear Planning Commission Members,

My name is Steve Lujan, and I live at 1403 Barelás.

I am writing this letter to offer my support for Homewise's proposal to rezone and develop the property at 4th and Bell SW into the future home for Street Food Institute so they can continue to provide the incredible training and support they offer to food entrepreneurs from across the city. Catering entrepreneurs are a critical part of the food ecosystem and of Street Food Institute's clientele; under current zoning, this use is not allowable.

This project – the Barelás Central Kitchen – will create over 100 jobs that are accessible to the vast majority of Burquenos. Through this new facility, Street Food Institute will be able to support new businesses and increase revenue for existing businesses Street Food Institute prides itself on having a low barrier to entry for its classes; this means that community members of all walks-of-life will be able to benefit from this new facility. This is all especially relevant in Barelás, where the unemployment rate is two times that of the rest of the United States, and where 80% of households have an annual income under \$50,000.

I am thrilled to see this kind of development in my neighborhood and request your support for this zoning change.

Sincerely,

St L

WE need Block
wall. (Privacy)

Dear Planning Commission Members,

My name is

Sally Moon

, and I live at

1403 Barel Rd

ABQ 87102
I am writing this letter to offer my support for Homewise's proposal to rezone and develop the property at 4th and Bell SW into the future home for Street Food Institute so they can continue to provide the incredible training and support they offer to food entrepreneurs from across the city. Catering entrepreneurs are a critical part of the food ecosystem and of Street Food Institute's clientele; under current zoning, this use is not allowable.

This project – the Barel Central Kitchen – will create over 100 jobs that are accessible to the vast majority of Burquenos. Through this new facility, Street Food Institute will be able to support new businesses and increase revenue for existing businesses Street Food Institute prides itself on having a low barrier to entry for its classes; this means that community members of all walks-of-life will be able to benefit from this new facility. This is all especially relevant in Barel, where the unemployment rate is two times that of the rest of the United States, and where 80% of households have an annual income under \$50,000.

I am thrilled to see this kind of development in my neighborhood and request your support for this zoning change.

Sincerely,

Sally Moon



+1 (505) 832-7237

hello@threesisterskitchen.org

December 12, 2021

Dear Planning Commission Members,

My name is Anzia Bennett and I am the Executive Director of Three Sisters Kitchen, a non-profit community food space located in downtown Albuquerque. Street Food Institute has been a core partner in our work at Three Sisters Kitchen since before we opened our doors in 2018. Our Food Business Training Program serves aspiring manufactured foods entrepreneurs, and was created to compliment Street Food Institute's community-based training programs, which focuses on caterers, food truck operators and restauranteurs.

I am writing this letter to offer my support for Homewise's proposal to rezone and develop the property at 4th and Bell SW into the future home for Street Food Institute so they can continue to provide the incredible training and support they offer to food entrepreneurs from across the city. Catering entrepreneurs are a critical part of the food ecosystem and of Street Food Institute's clientele; under current zoning, this use is not allowable.

The project will meet the needs of neighborhood residents by:

- Creating over 100 jobs that are accessible to the vast majority of residents;
- Supporting new businesses and increasing revenue for existing businesses;
- Street Food Institute prides itself on having a low barrier to entry for its classes; this means that community members of all walks-of-life will be able to benefit from this new facility.

Our small kitchen facility downtown receives weekly requests – which we are unable to meet - from caterers and other small food businesses looking for affordable and accessible commercial kitchen space, where they are able to comply with all required regulations. We are excited to see development of new kitchen spaces that can meet this need, and support new and growing food businesses including caterers.

We look forward to continued partnership with Street Food Institute as we work to build a healthier and more vibrant local food economy.

Sincerely,

Anzia Bennett
Executive Director
Three Sisters Kitchen





Dear Planning Commission Members,

My name is Tina Garcia-Shams, and I am the Executive Director of the Street Food Institute.

I am writing this letter to offer my support for Homewise's proposal to rezone and develop the property at 4th and Bell SW into the future home for Street Food Institute so we can continue to provide the incredible training and support we offer to food entrepreneurs from across the city.

Catering entrepreneurs are a critical part of the food ecosystem and of Street Food Institute's clientele; under current zoning, this use is not allowable. As written, the IDO allows for catering in Mixed-Use Districts at medium and high density (MX-M, MX-H), however, our project location is zoned as MX-L. A zoning change that allows caterers to operate at this location is vital to our mission of supporting our students, entrepreneurs, and communities.

This project – the Barelás Central Kitchen – will create over 100 jobs that are accessible to the vast majority of Burquenos. Through this new facility, Street Food Institute will be able to support new businesses and increase revenue for existing businesses. We pride ourselves on having a low barrier to entry for our classes; this means that community members of all walks of life will be able to benefit from this new facility. At the Street Food Institute, we help people realize the dream of owning and operating a successful food business. Expanding into the Barelás Central Kitchen will enable more of these dreams to become a reality.

This is all especially relevant in Barelás, where the unemployment rate is two times that of the rest of the United States, and where 80% of households have an annual income under \$50,000. According to the USDA's Food Access Atlas, the kitchen would serve the three surrounding census tracts that are food insecure, designated as low income and low access. This type of development is needed to increase access to fresh, nutritious, affordable food in the community of Barelás and the greater city of Albuquerque.

I am thrilled to support this development in Albuquerque and request your support for this zoning change.

Sincerely,

Tina Garcia-Shams

Executive Director, Street Food Institute