



Agenda Number: 11
Project #: PR-2022-007153
Case #: RZ-2022-00028
Hearing Date: July 21, 2022

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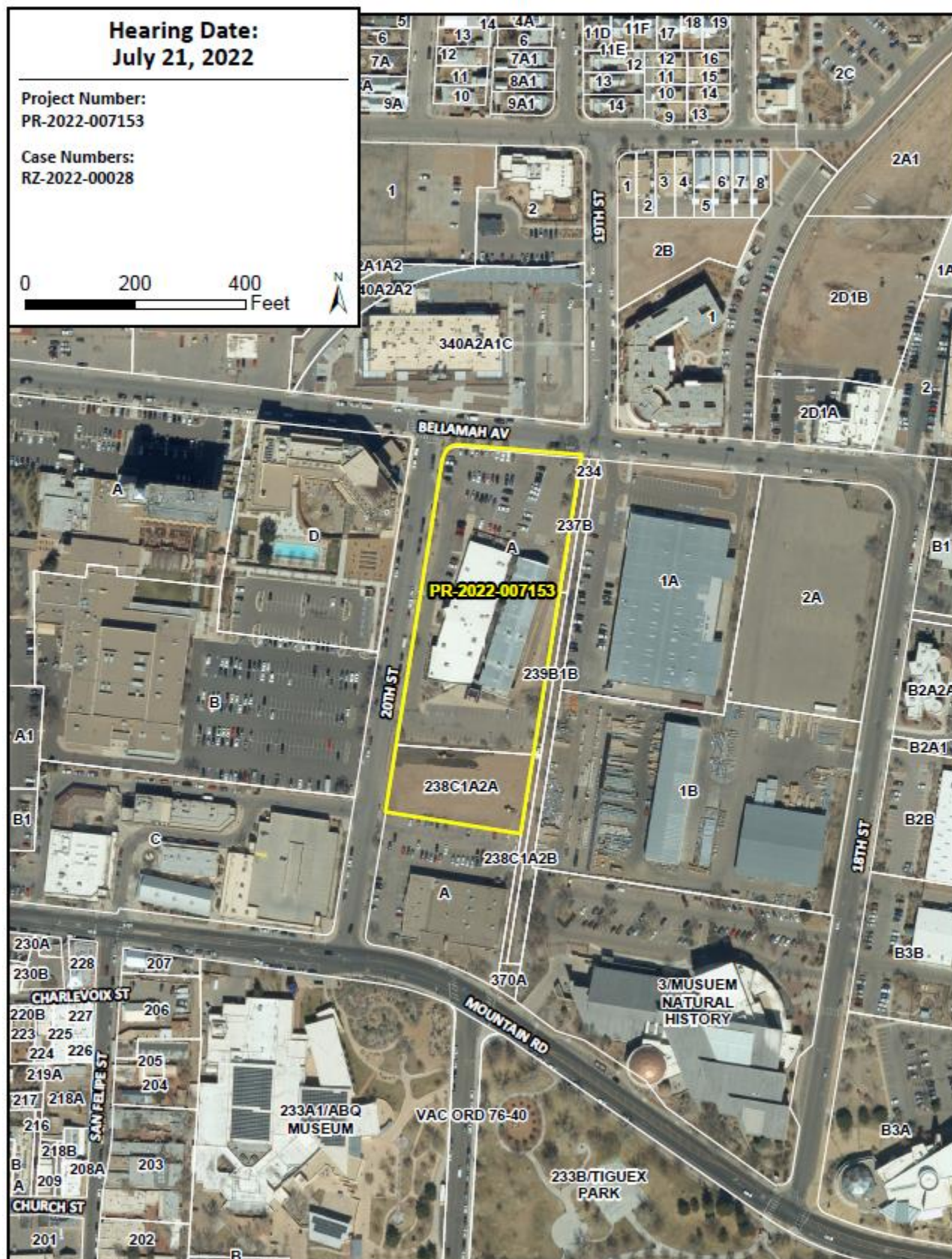
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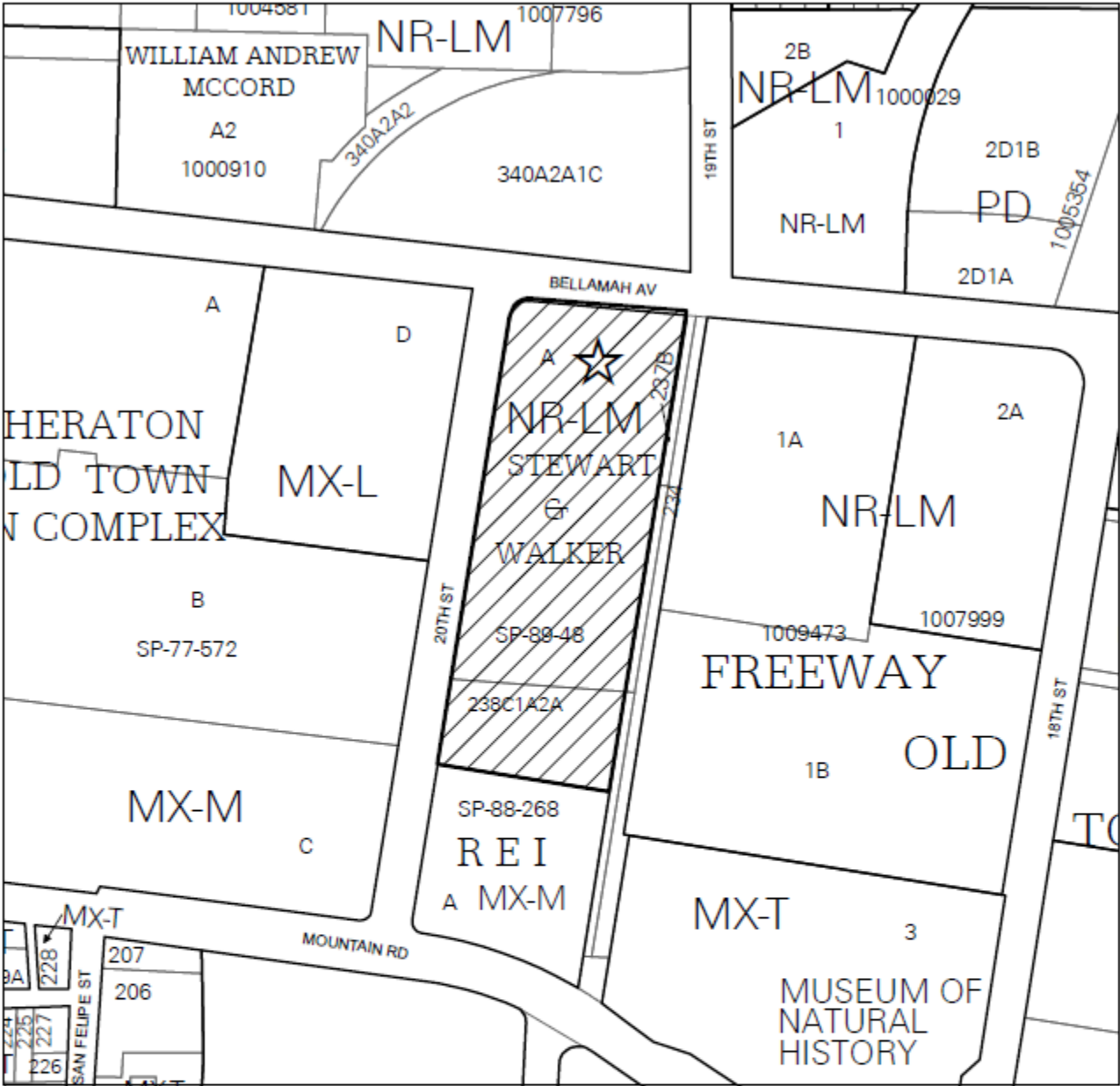
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IDO ZONING MAP

Note: Gray shading
Indicates County.



1 inch = 200 feet

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LAND USE MAP

Note: Gray shading
Indicates County.

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



1 inch = 200 feet

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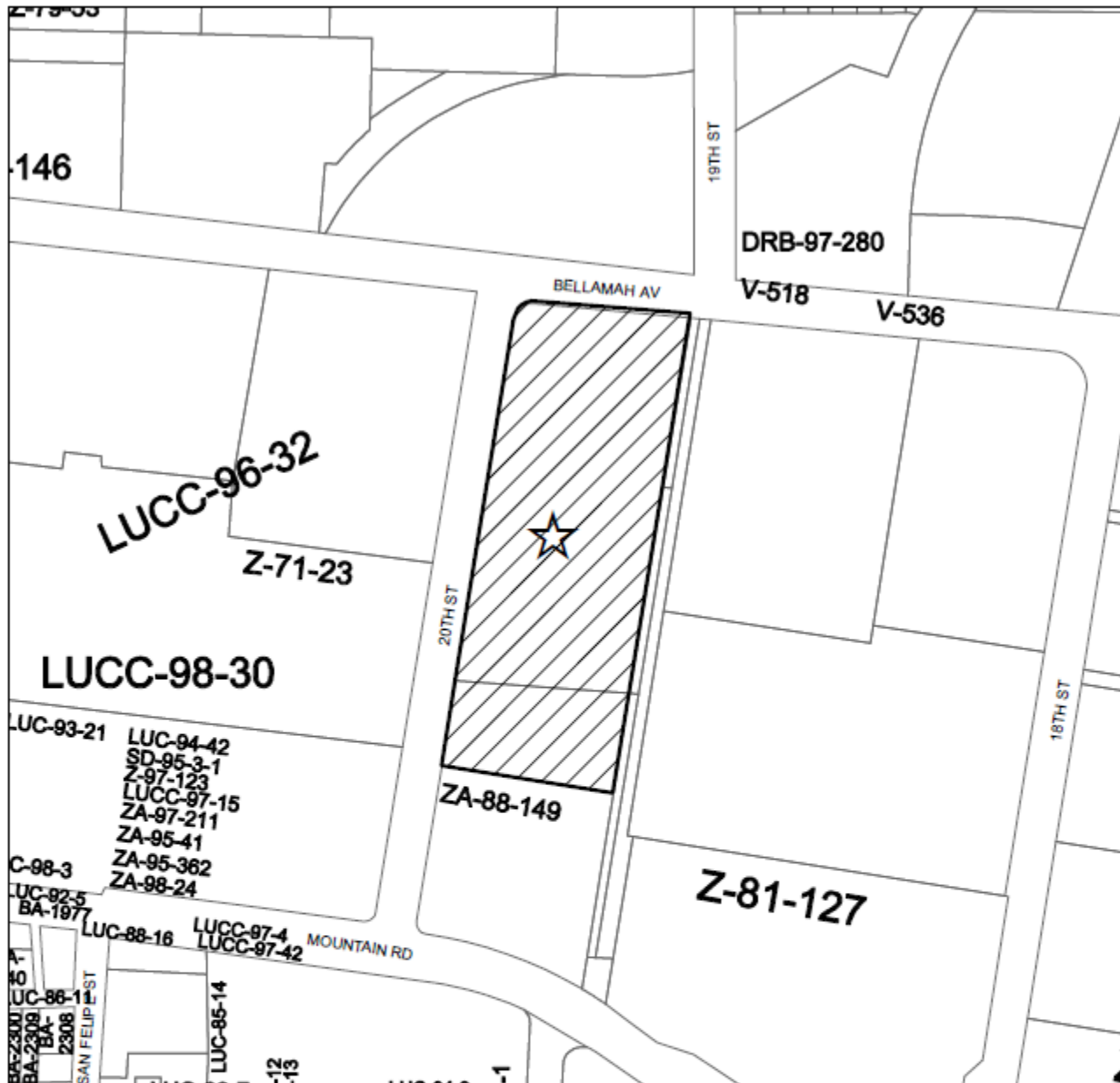
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HISTORY MAP

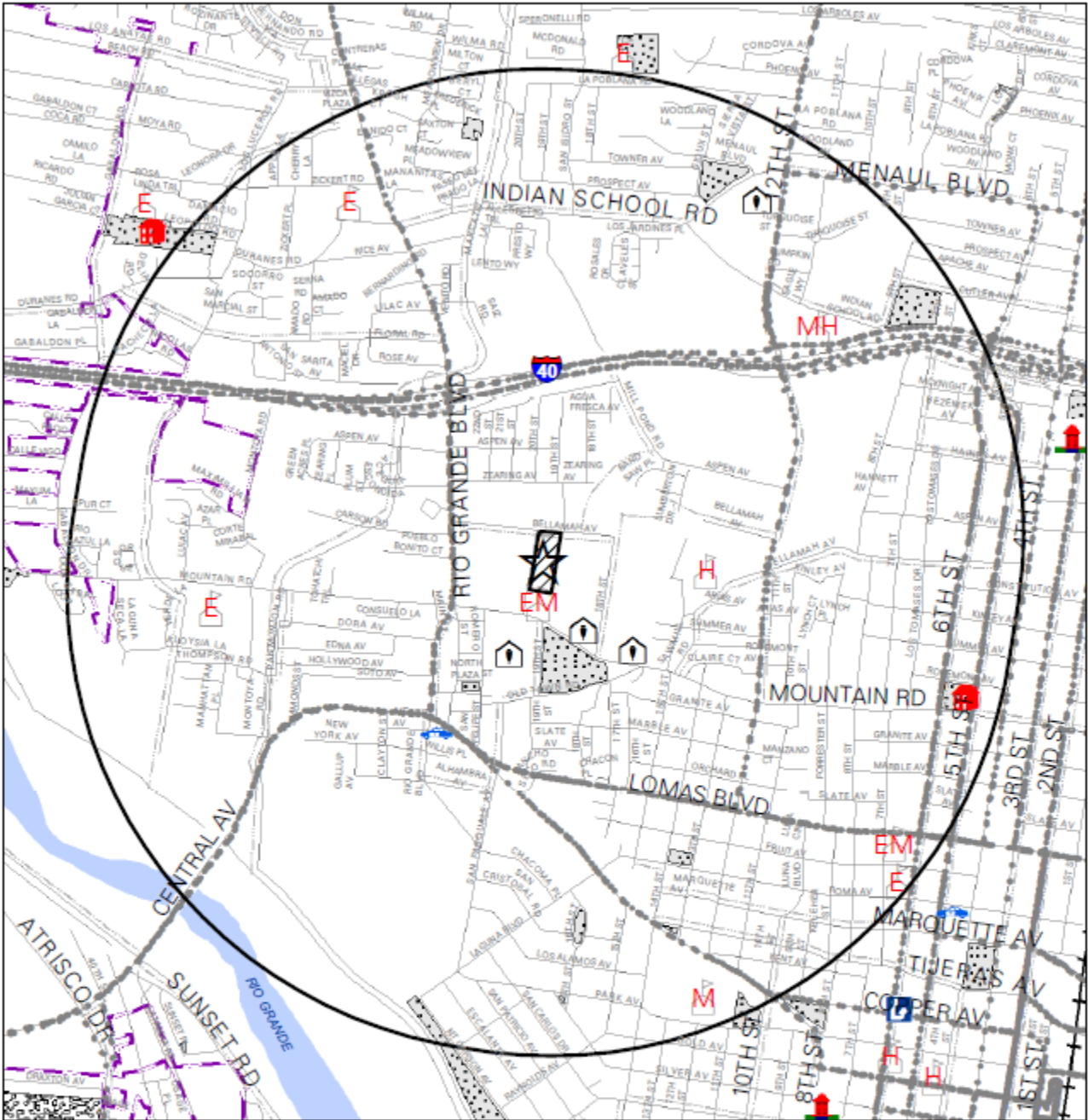
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Public Facilities Map with One-Mile Buffer

- | | | | |
|----------------------|-------------|--------------------------|-----------------------------|
| 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 |

I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	NR-LM	Area of Change	Industrial (Manufacturing)
<i>North</i>	NR-LM R-ML	Area of Change	Commercial Retail (Restaurant) Multi-family low density
<i>South</i>	MX-M	Area of Change	Commercial Retail
<i>East</i>	NR-LM	Area of Change	Industrial (Manufacturing)
<i>West</i>	MX-M MX-L	Area of Change	Commercial Retail Commercial Services (Hotel or Motel)

Request

The request is for a zoning map amendment (zone change) for an approximately 4-acre site legally described as all or a portion of Tract A Plat of Tract 'A' Lands of Stewart-Walker being a replat of Tracts 239B1A1B & 237A and Tract 238C1A2A2, MRGCD #38, located at 1904 Bellamah Ave. NW, at the intersection of Bellamah Ave. NW and 20th St. NW (the "subject site").

The subject site is located within the Sawmill District neighborhood and the Sawmill/Wells Park Community Metropolitan Redevelopment Area (SWP MRA), which is a designated redevelopment area.

The applicant is requesting a zone change to MX-H (Mixed Use-High Intensity Zone District) to facilitate redevelopment of the subject site.

EPC Role

The EPC is hearing this case because the EPC is required to hear all zone change cases, regardless of 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 located within the boundaries of the Sawmill/Wells Park Character Protection Overlay zone (CPO-12) and the Sawmill/Wells Park Community Metropolitan Redevelopment Area. The Sawmill District, formally known as the Sawmill/Wells Park neighborhood, is a developing mixed-use neighborhood that offers moderate intensity housing and commercial uses. Land uses within the district are primarily comprised of low density residential, multi-family, commercial services/retail, and industrial. One tract near the subject site is designated as an office use.

The lot north of Bellamah Ave. NW from the site is a commercial retail development comprised of numerous restaurants and small shops. Across 20th St. NW to the west of the site are two hotels. At 19th St. and Bellamah Ave, just 80-feet east of the subject site, is a mixed-use development comprised of multi-family dwelling units, office spaces, stores, and a restaurant, with the Mill Pond Refuge located central to the development.

History

The subject site is within the Sawmill/Wells Park neighborhood and more specifically, the Sawmill District. The Sawmill District is bounded by Bellamah, Mountain Rd, 15th St, and 2nd St. NW. The original sawmill brought employment and housing to the area as early as 1900. The first two subdivisions were established in 1884 and 1905, and the major subdivisions arrived in the 1920s.

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

The Sawmill/Wells Park Community Metropolitan Redevelopment Area Plan (MRA) was adopted in 2006, which led the way for redevelopment in the Sawmill area. Many planning and redevelopment efforts have been underway in the Sawmill/Wells Park area recently.

The subject site was originally developed as a wholesaling and distribution center, which has closed and the subject site is currently vacant.

The subject site was originally a part of the Sawmill Wells Park Sector Development Plan (SWPSDP), which has been rescinded since 2018 due to the adoption of the IDO. In March of 2001, a request for an amendment to the SWPSDP was approved (Case # 1000647). The request was to change the land use designation to P-R zoning which designated lots reserved for off-street parking. There is no additional case history known for the subject site.

Transportation System

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Region Planning Organization (MRMPO), identifies the functional classifications of roadways. Bellamah Ave. NW and 20th St. NW are both classified as local urban streets.

Comprehensive Plan Designations

The subject site is in an Area of Change as designated by the Comprehensive Plan and is not within a designated Center. This location is included in the Central Albuquerque Community Planning Assessment (CPA) area.

The subject site is within ¼ mile of a Main Street Corridor Area and a Premium Transit Station Area, Central Ave.), as designated by the Comprehensive Plan. Premium Transit Corridors are intended to

be served eventually by high-quality, high-capacity, high-frequency public transit (e.g. bus rapid transit). These Corridors are planned for mixed-use and transit-oriented development within walking distance from transit stations at strategic locations along the corridor. Main Streets are lively, highly walkable neighborhood streets lined with local serving businesses.

Bellamah Ave. NW and 20th St. NW are not designated corridors.

Sawmill/Wells Park Character Protection Overlay Zone, CPO-12 (14-16-3-4(M))

The subject site is located within the boundaries of the Sawmill/Wells Park Community Metropolitan Redevelopment Area and the Sawmill/Wells Park Character Protection Overlay zone (CPO-12). The Sawmill/Wells Park CPO-12 standards were developed from the Sawmill/Wells Park Sector Development Plan.

Trails/Bikeways

A proposed buffered bicycle lane and bike route run along Bellamah Ave., adjacent to the subject site. They run from 18th St. to Rio Grande Blvd, an existing Bike Lane.

There is a proposed paved trail approximately 600' east of the subject site between 18th St. and 19th St. This trail runs from Bellamah Ave. NE to Mill Pond Rd. and connects to the existing I-40 paved trail.

Transit

The subject site is well served by transit. ABQ Ride 12 (12th Street/Rio Grande) runs along Bellamah Ave. NW, due to its classification as a reinvestment center according to the MRMPO Long Range Transit Network map. The route runs for 9 miles starting and ending at the Alvarado transportation center downtown from 6:56 AM to 6:49 PM on weekdays and from 8:22 AM to 6:05 PM on Saturdays.

Public Facilities/Community Services

Please refer to the Public Facilities Map (see attachment), 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

Mixed-use Zone District

Any zone district categorized as Mixed-use in Part 14-16-2 of the IDO.

Overlay Zone

Regulations that prevail over other IDO regulations to ensure protection for designated areas. Overlay zones include Airport Protection Overlay (APO), Character Protection Overlay (CPO), Historic Protection Overlay (HPO), and View Protection Overlay (VPO). Character Protection and View Protection Overlay zones adopted after May 18, 2018 shall be no less than 10 acres, shall include no fewer than 50 lots, and shall include properties owned by no fewer than 25 property

owners. There is no minimum size for Airport Protections Overlay or Historic Protection Overlay zones. See also Small Area.

Zone District

One of the zone districts established by the IDO and the boundaries of such zone districts shown on the Official Zoning Map. Zoning regulations include the Use Regulations, Development Standards, and Administration and Enforcement provisions of the IDO.

Zoning

The subject site is zoned NR-LM [Non-Residential – Light Manufacturing Zone District, IDO 14-16-2-5(C)], which was assigned upon adoption of the IDO as a conversion from the former M-1 (Light Manufacturing) zoning. The purpose of the NR-LM zone district is accommodate moderate-intensity commercial, light assembly, fabrication, and light manufacturing uses, while buffering adjacent lower-intensity, Residential and Mixed-use zone districts from the traffic, noise, and other impacts of those uses. Specific permissive uses are listed in Table 4-2-1: Allowable Uses, IDO pg. 145.

The request is to change the subject site's zoning to MX-H (Mixed Use, High Intensity Zone District, IDO 14-16-2-4(D)). The purpose of the MX-H zone district is to provide for large-scale destination retail and high-intensity commercial, residential, light industrial, and institutional uses, as well as high-density residential uses, particularly along Transit Corridors and in Urban Centers. The MX-H zone district is intended to allow higher-density infill development in appropriate locations. Specific permissive uses are listed in Table 4-2-1 of the IDO.

In general, the NR-LM zone allows a wider variety of industrial uses than MX-H, and MX-H allows residential uses, which NR-LM does not. For a discussion of specific uses that would become permissive if the request is approved, please refer to the discussion of zone change criterion 14-16-6-7(G)(3)(d) in this report.

ALBUQUERQUE / BERNALILLO COUNTY COMPREHENSIVE PLAN

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. Applicable Goals and policies are listed below. Staff analysis follows in plain text.

In this case, the Goals and policies below were included by the applicant in the justification letter. Staff finds them all applicable, and adds three policies denoted with an * at the end of the analysis.

Chapter 4: Character

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

The proposed zoning would allow the subject site to be redeveloped. The adjacent properties to the south and west of the subject site are zoned for mixed uses and the land uses to the east consistent of restaurants and Planned Development zoning, which includes a mixed-use development. The request would protect the identity and cohesiveness of the neighborhood by contributing to the

Sawmill District's identity as a growing live, learn, work, shop, and play community, which ensures the appropriate location of development and mix of uses. The request furthers goal 4.1.2 Identity and Design.

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

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

Approval of the requested Zone Change would allow the revitalization of the existing buildings and subject site that would contribute to the sense of place of the revitalization of the Sawmill District, a designated MRA within the City. The ability to redevelop the site will enhance the distinct identity of the Sawmill District along Bellamah Ave. NW. There are new developments to the north and east of the subject site, that are comprised of commercial, restaurant, and hospitality uses. The request to MX-H would protect the site and surrounding area as a mixed-use district. Although, the surrounding Sawmill/Wells Park neighborhood may be considered a traditional community within the city, the redevelopment of Sawmill, especially along Bellamah Ave. NW, has helped to enhance the MRA. The request partially furthers Policy 4.1.3 Placemaking and 4.1.4 Neighborhoods by protecting, enhancing and preserving the identity and sense of place of a traditional community.

Chapter 5: Land Use

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

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

The request would facilitate the future development of the subject site under the MX-H zone, which would generally help foster a community where people can live near work. The redevelopment of the subject site from a vacant industrial use could expand retail opportunities and bring in more options for residents to live, work, shop, and play. The request would contribute to creating a healthy and sustainable community because it would facilitate future development in the distinct Sawmill community, which has been developing with a mix of uses over the past decade. The subject site is located within ¼ mile of a Main Street Corridor Area and a Premium Transit Station Area, with a bus route along Bellamah Ave. due to its designation as a City revitalization area. In general, the request would contribute to creating a complete community in a designated metropolitan redevelopment area, and therefore generally furthers Goal 5.2-Complete Communities and Policy 5.2.1-Land Uses.

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

The subject site is already served by existing infrastructure and public facilities, so redevelopment made possible by the request would generally promote efficient development patterns and use of land. The request furthers Goal 5.3-Efficient Development Patterns.

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

The subject site is an infill site located in an area already served by existing infrastructure and public facilities. The request would support additional growth in this revitalization area, and therefore furthers Policy 5.3.1-Infill Development.

Policy 5.3.7 Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area

The subject site is currently zoned NR-LM, which has many harmful uses to the surrounding mixed use and residential zones nearby. The industrial use of the subject site is not appropriate in scale or nature to the surrounding Sawmill/Wells Park neighborhood, which has been redeveloping as a mixed-use area. The subject site currently sits vacant and the request would facilitate redevelopment of the site. Policy 5.3.7 is partially furthered.

Goal 5.4- Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

The request for MX-H zoning would facilitate redevelopment of the subject site into a proposed future mixed-use development. The request would allow the opportunity to add potential residential development to the existing live, work, learn, shop and play community, though it would not prioritize job growth West of the Rio Grande. The request partially furthers Goal 5.4- Jobs-Housing Balance.

Policy 5.4.1- Housing Near Jobs: Allow higher-density housing and discourage single-family housing near areas with concentrated employment.

The requested MX-H zone district does not allow single-family detached housing. The subject site is located within the Sawmill District, a metropolitan redevelopment area, which has a growing concentration of jobs. The request would allow higher-density housing, within 1/4 mile of a Main Street Corridor Area and a Premium Transit Station Area, as designated by the comprehensive plan. The request furthers Policy 5.4.1- Housing Near Jobs.

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 subject site is located in an Area of Change, where growth is expected and desired. The request would encourage, enable, and direct growth to it. The request generally furthers Goal 5.6-City Development Areas.

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

The request would facilitate growth and more intense development of the subject site with a wider range of residential uses than allowed by the current NR-LM zoning. The subject site is in an Area of Change and within ¼ mile of a Main Street Corridor. The request to MX-H would allow high intensity uses, although the current zoning already allows relatively intense growth and development, in contrast to Areas of Consistency. The request partially furthers Policy 5.6.2.

Chapter 7: Urban Design

Policy 7.3.3 Placemaking: Encourage efforts to establish and strengthen district identity within Centers, business districts, and neighborhoods.

The MX-H zone district would allow future redevelopment of the subject site to coincide with the character and distinct identity of the surrounding Sawmill District along Bellamah Ave. NW. The subject site is within the Sawmill/Wells Park Character Protection Overlay zone (CPO-12), which requires all development within CPO-12 to follow strict site standards in addition to the MX-H design standards within the IDO. The CPO-12 protects the community's sense of place through context-sensitive design as well as encouraging efforts to strengthen the distinct identity of the Sawmill District. The request would allow future infill redevelopment of a vacant industrial building, which continues to establish the growing identity of the surrounding area as an a live, work, shop, and play community. Policy 7.3.3, is furthered by the request.

Chapter 8: Economic Development

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

Approval of the requested zone change would allow for new local businesses to locate on the subject property with the redevelopment of the subject property. This furthers the Comprehensive Plan policies that encourage placemaking through local business development in the City, although residential uses are also permissive under the MX-H zone. The request partially furthers Goal 8.1 because it is creating a place where local talent can be showcased with a proposed future mixed-use development.

Chapter 9: Housing

Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

Policy 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

Policy 9.1.2 Affordability: Provide for mixed-income neighborhoods by encouraging high-quality, affordable and mixed income housing options throughout the area.

The MX-H zone district allows a variety of high-intensity residential uses including multi-family dwelling units, townhomes, live-work, and group living. The request would allow the

underutilized subject site to be redeveloped into a residential use. Although a site development plan is not a part of this request, the applicant is proposing future redevelopment of the existing building into a mixed-use project. Mixed-use developments in the surrounding Sawmill District currently offer a variety of housing options and price levels. The request could ensure more balanced housing options within the neighborhood. The request would ensure that future proposed development of the subject site would reinforce and strengthen the neighborhood characteristics and maintain appropriate densities through low density residential development that is consistent with the surrounding neighborhood and development context. The request furthers Goal 9.1 and Policies 9.1.1 and 9.1.2.

Chapter 11: Heritage conservation

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

The request would allow redevelopment of the vacant and underutilized subject site. The Sawmill district is a designated redevelopment area and CPO-12 within the City. The surrounding area has been developing as a mixed-use community with live, work, shop, and play developments under the standards of the CPO-12 zone. The MX-H zone district would allow development of the site that would preserve and enhance the social and cultural features that contribute to the identity of the Sawmill District as it is redeveloping. The request furthers Policy 11.2.3.

Staff adds the following from Chapter 5- Land Uses

*Subpolicy 5.1.1a: Create walkable places that provide opportunities to live, work, learn, shop, and play.

The request would allow additional residential and commercial uses within the Sawmill District, a designated CPO and redevelopment area within the City. The surrounding area is characterized by office uses, moderate-intensity residential, multi-family, commercial services (hospitality), and retail. The request would provide an additional opportunity to live, work, shop and play in an area developed with connected sidewalks, transit, bike paths, and landscaping in a redevelopment area. Generally, adding mixed uses in proximity to residential, work and retail generally improves walkability. The request furthers Subpolicy 5.1.1a.

*Subpolicy 5.1.1c: Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The request would encourage infill development within ¼ mile of a Main Street Corridor Area and a Premium Transit Station Area, which are appropriate areas to accommodate growth. The subject site would be redeveloped from an underutilized, vacant industrial building. The request furthers Subpolicy c.

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

The request would direct more intense growth and development of uses allowed in the MX-H (Mixed-Use High Intensity) zone to an Area of Change. The subject site is within ¼ mile of the Central Ave. Main Street Corridor Area and a Premium Transit Station Area, as designated by the comprehensive plan. The request furthers Policy 5.1.2- Development Areas.

Not Applicable

Policy 4.1.5 Natural Resources: Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem functions.

The request would allow MX-H zoning on the subject site, therefor allowing several Permissive uses that are compatible with the surrounding development within the Sawmill neighborhood. The applicant has proposed the redevelopment of the subject, although the request does not specifically encourage high-quality development that responds appropriately to the natural setting or ecosystem of the site. Policy 4.1.5 is not furthered.

Policy 5.3.5 School Capacity: Discourage zone changes from non-residential to residential or mixed-use zones when affected public schools have insufficient capacity to support the anticipated increase of students based on proposed dwelling units.

The requested zone change would be from a non-residential zone to a mixed-use zone which has permissive residential land uses. Comments received from APS dated 6-30-2022 state that all development with potential impacts to schools within this district require APS collaboration. At present, Albuquerque High School is above capacity. The request does not further Policy 5.3.5 School Capacity.

Goal 6.1 Land Use – Transportation Integration: Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

The request would allow mixed-use high intensity land uses to the subject site and is unrelated to transportation integration. The future development of the subject site is unknown at this time and not a part of this request, therefore Goal 6.1 and Policies 6.1.1, policy 6.1.2 and 6.1.3 are not furthered.

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

Policy 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

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

Policy 7.3.5 Development Quality: Encourage innovative and high-quality design in all development.

The request is for a Zoning Map Amendment. Design of any future development will be reviewed at the time of building permit application submittal. The current request is not consistent with Goal 7.3, Policy 7.3.2, 7.3.4 or 7.3.5.

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

The request does not further Goal 8.2 because the request is for a zoning map amendment from NR-LM to MX-H. Although the request would allow redevelopment of the subject site, there are many permissive residential uses under this zone district and future development plans are not a part of this request. The request is not consistent with Goal 8.2.

SAWMILL/WELLS PARK COMMUNITY METROPOLITAN REDEVELOPMENT AREA (MRA) PLAN

The Sawmill Wells Park MRA was created in 1993 due to its designation as a distressed or blighted area, appropriate for metropolitan redevelopment projects. Although MRA's are recognized by the City, they are not established through the comprehensive plan.

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

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

"Metropolitan Redevelopment Plans are not established through the Comp Plan and are not considered policy documents. Information about current Metropolitan Redevelopment Areas and Plans is provided here for informational purposes only" (Comp Plan pg. A-72).

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 letter analyzed here, received on July 1, 2022, is a response to Staff's request for a revised justification (see attachment). The subject site is currently zoned NR-LM (Non-Residential – Light Manufacturing Zone). The requested zoning is MX-H (Mixed Use High Intensity Zone). The reason for the request is to facilitate redevelopment of the subject site for a future mixed-use project.

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 citation is from the IDO. The applicant's arguments are in *italics*. Staff analysis follows in **plain text**.

- A. A proposed zone change must be found to be 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: The proposed zone change from NR-LM to MX-H is consistent with the health, safety, and general welfare of the City per the applicable Goals and Policies of the Comprehensive Plan as by furthering the preponderance of applicable Goals and Policies in the ABC Comp Plan, the Sawmill/Wells Park Metropolitan Redevelopment Area (SWPMRA) Plan and the SWPMRA Plan's redevelopment vision for the Cultural/Commercial Corridor Sub-area as detailed in the response to 6-7(G)(3)(c).

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

Applicable citations: Policy 4.1.2-Identity and Design and Policies 4.1.3 and 4.1.4, Subpolicy 5.1.1 a & c-Desired Growth, Policy 5.1.2-Development Areas, Goal 5.2-Complete Communities; Policy 5.2.1-Land Uses, Goal 5.3-Efficient Development Patterns; Policy 5.3.1-Infill Development, 5.3.7-Locally unwanted Land Uses; Goal 5.4- Jobs-Housing Balance; Policy 5.4.1- Housing Near Jobs, Goal 5.6-City Development Areas; policy 5.6.2, Goal 7.3 Sense of Place; Policies 7.3.2, 7.3.3, 7.3.4, and 7.3.5, Goal 8.1-Placemaking, Goal 9.1 Housing Supply; Policies 9.1.1 and 9.1.2, and Policy 11.2.3-Distinct Built Environment.

Non-applicable citations: Policy 4.1.5-Natural Resources, Policy 5.3.5-School Capacity, Goal 6.1-Land Use Transportation Integration, and Goal 8.2- Entrepreneurship,

The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding Character, Land Use, Centers and Corridors, infill and efficient development patterns, jobs-housing balance, if developed as

residential, sense of place and placemaking, and economic development and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, morals and general welfare. The response to Criterion A is sufficient.

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

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

Applicant: The subject property is not located in an Area of Consistency.

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

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

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

Applicant: The subject property of this zoning map amendment application, and every abutting and adjacent property, is located wholly in an Area of Change.

6-7(G)(3)(c) 2.

The Sawmill District has had industrial uses since the 1880s and industrial zoning since 1959. There has been a steady redevelopment of the Sawmill District from industrial and warehousing uses to mixed-use, residential, and commercial uses near and adjacent to the site prior to and

since its designation as an MRA in 1993. This is an ongoing significant change in neighborhood and community conditions affecting the site that justifies this request.

This significant change negatively affects the site's potential to compatibly redevelop per its existing NR-LM zone district. The industrial and manufacturing uses allowed by NR-LM are no longer viable or desired because of proximity to nearby residential uses and limited freight access. But this significant change in conditions positively affects the site's potential to compatibly redevelop per the standards and use allowances of the requested MX-H zone district.

6-7(G)(3)(c) 3. (Summarized)

Most importantly, the MX-H is more advantageous to the community as articulated by the ABC Comp Plan and the Sawmill/Wells Park MRA Plan as follows:

MX-H is more advantageous to the community because it provides a much better opportunity to further the ABC Comp Plan Vision of capturing growth in the Sawmill District, in close proximity to designated Corridors (Rio Grande Boulevard and Central Avenue) and adjacent to the Old Town Activity Center. Because of the cultural importance of the Old Town Activity Center, it cannot feasibly capture increased growth and market demands for mixed-use development. Redevelopment of the subject site per the MX-H zone district will enhance and protect the integrity and attractiveness of Old Town by absorbing demand for private investment in housing, services, employment, and arts and entertainment.

The MX-H zone district is more advantageous because it is intended to allow higher-density infill development in a unique, safe and walkable location where high- and mid-rise buildings, mixed-use, and multi-family residential exist in harmony near low-density residential. And it is more advantageous because it increases the potential for collaboration to revitalize a designated MRA that is accessible to nearby neighborhoods via the local transportation network, which will bolster a vibrant local economy.

Staff: The subject site is located wholly in an Area of Change. The applicant's policy-based analysis demonstrates that the request would further a preponderance of applicable Comprehensive Plan Goals and policies and therefore would be more advantageous to the community than the current zoning. The applicant also provided responses to the 6 guiding principles of the Comprehensive Plan, based on the request. The response to Criterion C is sufficient.

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

Applicant: The requested MX-H zone district does not include any permissive uses that would be harmful to adjacent property (zoned NR-LM, MX-M, or MX-L), the buffered and separated neighborhood, or the community. The MX-H zone district's allowed uses were drafted and then adopted by the City Council with the clear intent to allow higher-density infill development in appropriate locations like the Sawmill District. The IDO's Use-specific Standards (14-16-4-3)

will adequately prevent or mitigate any potential harmful impacts from any potential, permissive MX-H uses.

But, the site's existing NR-LM zone district does include several permissive industrial, manufacturing, and other uses that are harmful to adjacent property, the neighborhood, the Sawmill District, and the community.

The harmful permissive and other uses that will be eliminated or curtailed with the requested change from NR-LM to MX-H are:

Use	NR-LM	MX-H
General Agriculture	Permissive	Not Allowed
Kennel	Permissive	Not Allowed
Nursery	Permissive	Not Allowed
Adult entertainment	Permissive	Not Allowed
Heavy vehicle and equipment sales, rental, fueling, and repair	Permissive	Not Allowed
Outdoor vehicle storage	Permissive	Not Allowed
Construction contractor facility and yard	Permissive	Conditional
Building and home improvement materials store	Permissive	Conditional
Freight terminal or dispatch center	Permissive	Not Allowed
Helipad	Permissive	Conditional Accessory
Railroad yard	Permissive	Not Allowed
Cannabis cultivation	Permissive	Not Allowed
Cannabis-infused products manufacturing	Permissive	Not Allowed
Light manufacturing	Permissive	Accessory
Recycling drop-off bin facility	Permissive	Accessory
Above-ground storage of fuels or feed	Conditional	Not Allowed
Outdoor storage	Permissive	Conditional
Warehousing	Permissive	Conditional
Wholesaling and distribution center	Permissive	Conditional
Outdoor animal run	Accessory	Not Allowed
Circus	Temporary	Not Allowed

Staff: The applicant stated that the MX-H zoning does not have any harmful uses compared to the existing NR-LM zoning. They compared harmful uses within the existing NR-LM zoning and the proposed MX-H zoning and discussed how the harmful uses would be mitigated through the IDO's use specific standards.

Residential uses would become permissive under the MX-H zone, which are not currently allowed, are townhouse, multi-family, assisted living or nursing home, community residential facility, dormitory, and group homes (see IDO table 4-2-1: Allowable Uses p. 146). These high intensity uses would contribute to the growing mixed-use development trend within the surrounding neighborhood.

Furthermore, the IDO has Use-Specific standards to mitigate the impacts of uses that could be considered harmful. 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.

Applicant: The City's existing infrastructure and public improvements, including street, trail, and sidewalk systems meet or will meet all of the following criteria:

1. *Existing infrastructure and public improvements will have adequate capacity to serve MX-H redevelopment that may be similar to Hotel Albuquerque, Hotel Chaco, and the Sawmill Market. Public rights-of-way widths and alignments, drainage requirements, wider sidewalks, traffic-calming improvements, and street trees requirements will help determine the ultimate scale and intensity of adjacent redevelopment projects.*
2. *Future redevelopment will be subject to possible infrastructure improvements with adequate and enhanced capacity and will especially benefit from potential infrastructure partnerships with the State and the City's Metropolitan Redevelopment Agency.*
3. *Public infrastructure in the public rights-of-way will have adequate capacity as required by the IDO, the technical requirements of the Development Process Manual (DPM), and any future Infrastructure Improvements Agreement (IIA) directly related to a redevelopment site plan(s).*
4. *The City's existing infrastructure will have adequate capacity based on improvements that may result from partnerships and/or development agreements with the City and its MRA.*

Staff: The subject site is an infill site that is adequately served by existing infrastructure (requirement 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.

Applicant: The subject site is not located on a major street and the justification for this zoning map amendment is not based on the property's location on a major street, but is accessible to nearby major streets. The justification for this Zoning Map Amendment is based on furthering

the Comp Plan Vision for growth and development, and the SWPMRA Plan's intent and guidance to remove zoning limitations and industrial uses/blighted properties.

Staff: The subject site is located on Bellamah Ave. NW, a local urban street. Though this location factors into the applicant's policy analysis as being near a Major Transit Corridor, the applicant is not completely basing their justification for the request upon the subject site's location on a major street. Rather, the request to MX-H would allow redevelopment of the subject site. The response to Criterion F is sufficient.

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

Applicant: The applicant's justification is not based on the cost of land or economic considerations other than those that benefit the Sawmill District, the neighborhood, and the surrounding area, which furthers the Comp Plan Vision for growth and development, and the MRA's SWPMRA plan to remove zoning limitations and industrial uses/blighted properties.

Staff: Economic considerations are a factor, but the applicant's justification is not completely or predominantly based upon them. Rather, the applicant has adequately demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and does not conflict with them. 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.

Applicant: This Zoning Map Amendment to MX-H is a "spot zone" that clearly and convincingly facilitates implementation of the ABC Comp Plan and the Sawmill/Wells Park MRA Plan by furthering all applicable Goals, Policies, and Guiding Principles (see responses to 6-7(G)(3)(c)). Two of the three sub-criteria apply to this spot zone:

1. The subject property, with the MX-H zone district, is different from surrounding land because it can function as a transition between the adjacent MX-M zone district to the south and west and the more intense, adjacent NR-LM zone district to the north and east. Potential, future redevelopment projects on the remaining NR-LM-zoned properties to the north and east of the subject site that may be adjacent to low-density residential areas may be appropriate with more compatible zone districts.

2. The subject property is not suitable for the industrial, manufacturing, and non-residential uses allowed in the adjacent NR-LM zone district. These adverse NR-LM uses conflict with the evolving mixed-use, residential, and commercial character of the Sawmill District. Furthermore, the subject property's NR-LM uses are not viable and difficult to implement because of the site's location and limited freight accessibility.

Staff: The request would result in a spot zone because it would apply a zone different from surrounding zone districts. NR-LM zoning is adjacent to the subject site to the east and north. MX-M zoning is adjacent to the subject site to the west and MX-L zoning is across 20th St. to the west. The MX-H zoning would provide a transition between the existing mixed-use zoning and the NR-LM zoning to the north and east of the subject site.

The applicant acknowledges that the request would create a spot zone, but explains that it would be a justified spot zone because it would clearly facilitate implementation of the Comprehensive Plan as shown in the response to Criterion A.

As required, the applicant responded to two of the three sub-criteria numbers one and two. The applicant stated that the subject site can function as a transition zone between medium intensity mixed-uses and the high intensity NR-LM uses and that the subject site is not suitable for the uses allowed by the adjacent zone district (NR-LM). The response to Criterion H is sufficient.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other agencies reviewed this application. Few agency comments were received.

Albuquerque Public Schools (APS) noted the school systems that would be impacted (elementary, junior high, and high school) as Reginald Chavez Elementary, Washington Middle School, and Albuquerque High School. Albuquerque High School is over-capacity and all development with potential impacts to schools requires APS collaboration.

Albuquerque Solid waste and PNM offered standard comments, which will become more important as future site plans are reviewed. Agency comments begin on p.29.

Neighborhood/Public

The affected neighborhood organization is the Sawmill Area Neighborhood Association, which was notified as required. Property owners within 100 feet of the subject site were also notified as required (see attachments).

A pre-application facilitated meeting was requested and held on April 5, 2022 (see attachments). Details about the ZMA request and the future proposed project were presented. Participants voiced support for the request.

Staff received a letter of support for the request from ETG Properties, a Stakeholder within the community, on July 12, 2022 (see attachments).

As of this writing, Staff is not aware of any opposition to the request.

IV. CONCLUSION

The request is for a zoning map amendment (zone change) for an approximately 4-acre site described as all or a portion of Tract A Plat of Tract 'A' Lands of Stewart-Walker being a replat of Tracts 239B1A1B & 237A and Tract 238C1A2A2, MRGCD #38, located at 1904 Bellamah Ave. NW, at the intersection of Bellamah Ave. NW and 20th St. NW (the “subject site”).

The subject site is located within the boundaries of the Sawmill/Wells Park Character Protection Overlay zone (CPO-12) and the Sawmill/Wells Park Community Metropolitan Redevelopment Area. It is developed with a vacant wholesaling & distribution center and is zoned NR-LM (Non-Residential Light Manufacturing Zone District). The applicant wants to change the subject site’s zoning to MX-H (Mixed Use-High Intensity Zone District) to facilitate a redevelopment of the subject site.

The applicant has adequately justified the request based upon the proposed zoning being more advantageous to the community than the current zoning because it would facilitate a preponderance of applicable Goals and policies.

The affected neighborhood organization is the Sawmill Area Neighborhood Association, which was notified as required. Property owners within 100 feet of the subject site were also notified as required. Staff is not aware of any opposition as of this writing.

Staff recommends approval.

FINDINGS - RZ-2022-00028, July 21, 2022- Zoning Map Amendment (Zone Change)

1. The request is for a zoning map amendment (zone change) for an approximately 4-acre site legally described as all or a portion of Tract A Plat of Tract 'A' Lands of Stewart-Walker being a replat of Tracts 239B1A1B & 237A and Tract 238C1A2A2, MRGCD #38, located at 1904 Bellamah Ave. NW, at the intersection of Bellamah Ave. NW and 20th St. NW (the “subject site”).
2. The subject site is located in the Sawmill/Wells Park Character Protection Overlay Zone (CPO-12) and the Sawmill/Wells Park Community Metropolitan Redevelopment Plan.
3. The subject site is zoned NR-LM (Non-Residential – Light Manufacturing Zone District) and is developed with a vacant wholesaling and distribution center. The applicant is requesting a zone change to MX-H (Mixed Use-High Intensity Zone District) to facilitate redevelopment of the subject site.
4. The subject site is in an area that the Comprehensive Plan designated an Area of Change.
5. The subject site is within ¼ mile of a Main Street Corridor Area and a Premium Transit Station Area, Central Ave., as designated by the Comprehensive Plan. Premium Transit Corridors are intended to be served eventually by high-quality, high-capacity, high-frequency public transit (e.g. bus rapid transit). These Corridors are planned for mixed-use and transit-oriented development within walking distance from transit stations at strategic locations along the corridor. Main Streets are lively, highly walkable neighborhood streets lined with local serving businesses.
6. The City of Albuquerque Integrated Development Ordinance (IDO) and the Comprehensive Plan are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers the following, applicable Policies from Comprehensive Plan Chapter 4: Character:
 - A. Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The proposed zoning would allow the subject site to be redeveloped. The adjacent properties to the south and west of the subject site are zoned for mixed uses and the land uses to the east consistent of restaurants and Planned Development zoning, which includes a mixed-use development. The request would protect the identity and cohesiveness of the neighborhood by contributing to the Sawmill District’s identity as a growing live, learn, work, shop, and play community, which ensures the appropriate location of development and mix of uses.

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

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

Approval of the requested Zone Change would allow the revitalization of the existing buildings and subject site that would contribute to the sense of place of the revitalization of the Sawmill District, a designated MRA within the City. The ability to redevelop the site will enhance the distinct identity of the Sawmill District along Bellamah Ave. NW. There are new developments to the north and east of the subject site, that are comprised of commercial, restaurant, and hospitality uses. The request to MX-H would protect the site and surrounding area as a mixed-use district. Although, the surrounding Sawmill/Wells Park neighborhood may be considered a traditional community within the city, the redevelopment of Sawmill, especially along Bellamah Ave. NW, has helped to enhance the MRA, therefore protecting, enhancing and preserving the identity and sense of place of a traditional community.

8. The request furthers the following, applicable Goal and Sub-policies regarding complete communities and efficient development patterns from Comprehensive Plan Chapter 5: Land Use:

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

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

The request would facilitate the future development of the subject site under the MX-H zone, which would generally help foster a community where people can live near work. The redevelopment of the subject site from a vacant industrial use could expand retail opportunities and bring in more options for residents to live, work, shop, and play. The request would contribute to creating a healthy and sustainable community because it would facilitate future development in the distinct Sawmill community, which has been developing with a mix of uses over the past decade. The subject site is located within ¼ mile of a Main Street Corridor Area and a Premium Transit Station Area, with a bus route along Bellamah Ave. due to its designation as a City revitalization area. In general, the request would contribute to creating a complete community in a designated metropolitan redevelopment area.

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

The subject site is already served by existing infrastructure and public facilities, so redevelopment possible by the request would generally promote efficient development patterns and use of land.

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

The subject site is an infill site located in an area already served by existing infrastructure and public facilities. The request would support additional growth in this revitalization area.

9. The request furthers the following, additional policies and sub-policies regarding Centers and Corridors from Comprehensive Plan Chapter 5: Land Use

- A. Subpolicy 5.1.1a: Create walkable places that provide opportunities to live, work, learn, shop, and play.

The request would allow additional residential and commercial uses within the Sawmill District, a designated CPO and redevelopment area within the City. The surrounding area is characterized by office uses, moderate-intensity residential, multi-family, commercial services (hospitality), and retail. The request would provide an additional opportunity to live, work, shop and play in an area developed with connected sidewalks, transit, bike paths, and landscaping in a redevelopment area. Generally, adding mixed uses in proximity to residential, work and retail generally improves walkability.

- B. Subpolicy 5.1.1c: Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The request would encourage infill development within ¼ mile of a Main Street Corridor Area and a Premium Transit Station Area, which are appropriate areas to accommodate growth. The subject site would be redeveloped from an underutilized, vacant industrial building.

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

The request would direct more intense growth and development of uses allowed in the MX-H (Mixed-Use High Intensity) zone to an Area of Change. The subject site is within ¼ mile of the Central Ave. Main Street Corridor Area and a Premium Transit Station Area, as designated by the comprehensive plan.

10. The request furthers the following, additional policies and sub-policies regarding Housing and City Development Areas from Comprehensive Plan Chapter 5: Land Use:

- A. Policy 5.4.1- Housing Near Jobs: Allow higher-density housing and discourage single-family housing near areas with concentrated employment.

The requested MX-H zone district does not allow single-family detached housing. The subject site is located within the Sawmill District, a metropolitan redevelopment area, which has a growing concentration of jobs. The request would allow higher-density housing within ¼ mile of a Main Street Corridor Area and a Premium Transit Station Area, as designated by the comprehensive plan.

- B. 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 subject site is located in an Area of Change, where growth is expected and desired. The request would encourage, enable, and direct growth to it.

11. The request furthers the following Policy in Comprehensive Plan Chapter 7-Urban Design:

Policy 7.3.3 Placemaking: Encourage efforts to establish and strengthen district identity within Centers, business districts, and neighborhoods.

The MX-H zone district would allow future redevelopment of the subject site to coincide with the character and distinct identity of the surrounding Sawmill District along Bellamah Ave. NW. The subject site is within the Sawmill/Wells Park Character Protection Overlay zone (CPO-12), which requires all development within CPO-12 to follow strict site standards in addition to the MX-H design standards within the IDO. The CPO-12 protects the community's sense of place through context-sensitive design as well as encouraging efforts to strengthen the distinct identity of the Sawmill District. The request would allow future infill redevelopment of a vacant industrial building, which continues to establish the growing identity of the surrounding area as an a live, work, shop, and play community.

12. The request furthers the following Goal and policies in Comprehensive Plan Chapter 9-Housing:

Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

Policy 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

Policy 9.1.2 Affordability: Provide for mixed-income neighborhoods by encouraging high-quality, affordable and mixed income housing options throughout the area.

The MX-H zone district allows a variety of high-intensity residential uses including multi-family dwelling units, townhomes, live-work, and group living. The request would allow the underutilized subject site to be redeveloped into a residential use. Although a site development plan is not a part of this request, the applicant is proposing future redevelopment of the existing building into a mixed-use project. Mixed-use developments in the surrounding Sawmill District currently offer a variety of housing options and price levels. The request could ensure more balanced housing options within the neighborhood. The request would ensure that future proposed development of the subject site would reinforce and strengthen the neighborhood characteristics and maintain appropriate densities through low density residential development that is consistent with the surrounding neighborhood and development context.

13. The request furthers the following policy from Comprehensive Plan Chapter 11-Heritage Conservation:

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

The request would allow redevelopment of the vacant and underutilized subject site. The Sawmill district is a designated redevelopment area and CPO-12 within the City. The

surrounding area has been developing as a mixed-use community with live, work, shop, and play developments under the standards of the CPO-12 zone. The MX-H zone district would allow development of the site that would preserve and enhance the social and cultural features that contribute to the identity of the Sawmill District as it is redeveloping.

14. 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: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant's policy-based response demonstrates that the request furthers a preponderance of applicable Goals and policies regarding character, land use, centers and corridors, infill and efficient development patterns, jobs-housing balance and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, morals and general welfare.
- B. Criterion B: This criterion does not apply because the subject site is not located in an Area of Consistency, either wholly or in part.
- C. Criterion C: The subject site is located wholly in an Area of Change. The applicant's policy-based analysis (see response to Criterion A) demonstrates that the request would further a preponderance of applicable Comprehensive Plan Goals and policies and therefore would be more advantageous to the community than the current zoning.
- D. Criterion D: The applicant stated that the MX-H zoning does not have any harmful uses compared to the existing NR-LM zoning. They compared harmful uses within the existing NR-LM zoning and the proposed MX-H zoning and discussed how the harmful uses would be mitigated through the IDO's use specific standards.

Residential uses would become permissive under the MX-H zone, which are not currently allowed, are townhouse, multi-family, assisted living or nursing home, community residential facility, dormitory, and group homes (see IDO table 4-2-1: Allowable Uses p. 146). These high intensity uses would contribute to redevelopment of the surrounding area.

Furthermore, the IDO has Use-Specific standards to mitigate the impacts of uses that could be considered harmful.
- E. Criterion E: The subject site is an infill site in the Sawmill/Wells Park CPO-12 and MRA, which is adequately served by existing infrastructure and therefore meets requirement E.1.
- F. Criterion F: The subject site is located on Bellamah Ave. NW, a local urban street. Though this location factors into the applicant's policy analysis as being near a Major Transit Corridor, the applicant is not completely basing their justification for the request upon the subject site's location on a major street.
- G. Criterion G: Economic considerations are a factor, but the applicant's justification is not completely or predominantly based upon them. Rather, the applicant has adequately

demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and does not conflict with them.

- H. Criterion H: The request would result in a spot zone because it would apply a zone different from surrounding zone districts. NR-LM zoning is adjacent to the subject site to the east and north. MX-M zoning is adjacent to the subject site to the west and MX-L zoning is across 20th St. to the west. The MX-H zoning would provide a transition between the existing mixed-use zoning and the NR-LM zoning to the north and east of the subject site.

The applicant acknowledges that the request would create a spot zone, but explains that it would be a justified spot zone because it would clearly facilitate implementation of the Comprehensive Plan as shown in the response to Criterion A.

As required, the applicant responded to two of the three sub-criteria numbers one and two. The applicant stated that the subject site can function as a transition zone between medium intensity mixed-uses and the high intensity NR-LM uses and that the subject site is not suitable for the uses allowed by the adjacent zone district (NR-LM).

15. The applicant's policy-based response adequately demonstrates that the request clearly facilitates a "spot zone" and furthers a preponderance of applicable Goals and policies regarding character, land use, centers and corridors, infill and efficient development patterns, jobs-housing balance, , sense of place and placemaking, and economic development and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, morals, and general welfare.
16. The affected neighborhood organizations is the Sawmill Area Neighborhood Association, which was notified as required. Property owners within 100 feet of the subject site were also notified as required.
17. A pre-application facilitated meeting was requested and held on April 5, 2022. Details about the ZMA request and the future, proposed project were presented. Participants voiced support for the request.
18. Staff received a letter of support for the request from ETG Properties, a Stakeholder within the community, on July 12, 2022.
19. As of this writing, Staff is unaware of any opposition.

RECOMMENDATION - RZ-2022-00028, July 21, 2022

APPROVAL of Project #: 2022-007153, Case #: 2022-00028, a zone change from NR-LM to MX-H, for all or a portion of Tract A Plat of Tract 'A' Lands of Stewart-Walker being a replat of Tracts 239B1A1B & 237A and Tract 238C1A2A2, MRGCD #38, located at 1904 Bellamah Ave. NW, at the intersection of Bellamah Ave. NW and 20th St. NW, an approximately 4-acre site, based on the preceding Findings.

Megan Jones,

**Megan Jones, MCRP / MPA
Current Planner**

Notice of Decision cc list:

RB Planning, LLC, RBplanning505@gmail.com

Sawmill Bellamah Properties, LLC, sstringer@heritagerec.com

Sawmill Area NA, Jaime Leanos, Jaime.leanos@gmail.com

Sawmill Area NA, Dina Afek, dina.afek@gmail.com

Legal, dking@cabq.gov

EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

CITY ENGINEER

Transportation Development

No objection to the request.

Hydrology Development

New Mexico Department of Transportation (NMDOT)

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:

WATER UTILITY AUTHORITY

- a. No adverse comment to zone changes.
- b. For information only:
 - i. Please send a request for availability for the site as soon as development is known. The request can be made at the link: <https://www.abcwua.org/info-for-builders-availability-statements/>. The request shall include a City Fire Marshal approved Fire 1 Plan, a zone map showing the site location, and the proposed Utility Plan.
 - ii. Six-inch lines surround the site and are only able to supply limited amount of fire flow.

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Should the zone change be approved a site plan approved for access will be required by the Solid Waste Department.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No adverse comments.

ALBUQUERQUE PUBLIC SCHOOLS

1. Project #2022-007153

- a. APS Comments: Residential uses (townhouse, live-work, multi-family) are a permissive primary allowable use in the MX-H zone. Residential development at this location will impact the following APS schools: Reginald Chavez Elementary School, Washington Middle School, and Albuquerque High School. At present, Albuquerque High School operates at enrollment approaching capacity and development will be a strain on the school. Additionally, page 24 of the application packet (labeled page 13) states, "Most APS schools east of the Rio Grande have capacity for additional students and the area's schools, including Reginald Chavez Elementary, Washington Middle School, and Albuquerque High School should have capacity to support any increase of students that may result from future redevelopment." This is not a categorically accurate statement. At present, Albuquerque High School has an enrollment of 1,927 and a capacity of 1,950. All development with potential impacts to schools requires APS collaboration.

- i. Residential Units: **198**
- ii. Est. Elementary School Students: **51**

- iii. Est. Middle School Students: **21**
- iv. Est. High School Students: **22**
- v. Est. Total # of Students from Project: **94**

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

School Capacity

School	2021-2022 (40th Day) Enrollment	Facility Capacity	Space Available
Reginald Elementary School	194	412	218
Washington Middle School	394	650	256
Albuquerque High School	1,927	1,950	23

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)

No adverse comment. For informational purposes:

- The MTP identifies Sawmill as a Reinvestment Center which is defined as an “Existing long-time hub of activity but targeted for relatively new redevelopment or additional activity.”

Appendix G of the MTP supports the following as it relates to the subject property:

- Adopt/update land use policies and building and site development design standards that promote walkability.
- Encourage a mix of land uses (retail, housing, entertainment, etc.) and multimodal facilities in appropriate locations to encourage shorter and more active trips.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

There are PNM facilities abutting and/or in easements around the entire perimeters of both the lots of the site.

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: Looking south at the subject site from Bellamah Ave.

Figure 2: photo of sign posting and subject site from 20th St. NW on the southern side of the subject side.



Figure 3: Development across 20th St. NW, west of the Subject Site.



Figure 4: Looking west from the subject site at adjacent development along 20th St. and Bellamah Ave.

Figure 5: Commercial development (restaurant) across Bellamah Ave. north of the subject site.



HISTORY

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

Date: August 18, 2000

OFFICIAL NOTIFICATION OF DECISION

Sandia Foundation, a New Mexico Corporation
700 Lomas Blvd., NW, Suite 204
Albuq. NM 87102

FILE: 00110 00000 00898

LEGAL DESCRIPTION: for Tract 238C-1-A-2-A,
Stewart Walker Addition, located on 20th Street
between Mountain Road and Bellamah Avenue,
containing approximately .8 acre. (J-13) Debbie
Stover, Staff Planner

On August 17, 2000, the Environmental Planning Commission voted to recommend approval to the City Council 00110 00000 00898, a request for a zone map amendment from S-MI to PR based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a zone map amendment in the Sawmill Sector Plan area to change the zone from S-MI to P-R on Tract 238C-1-A-2-A, Stewart Walker Addition, located on 20th Street between Mountain Road and Bellamah Avenue NW.
2. The zone change request is to allow a parking area on the subject parcel to serve the needs of the San Felipe Plaza shopping center on Mountain Road, west of the site. This site, if re-zoned, could also serve the needs of the Natural History Museum, the Explora Museum, and other area attractions.
3. The amendments to the zoning and the Sawmill Wells Park Sector Development Plan would not cause harm to the area and are in conformance with applicable plans, policies and ordinances of the City of Albuquerque.
4. This request requires a Text Amendment to the Sawmill Wells Park Sector Development Plan to allow for P-R zoning.
5. City Council alone has the authority to amend the text of sector development plans when imposing or eliminating SU-2 or SU-3 zoning. (Comprehensive City Zoning Code, p. 231, Section b.1) Therefore, the EPC must make a recommendation to City Council regarding this request.
6. The Sawmill Wells Park Sector Development Plan states that (p. 92, 5.i.) Parking lots and required off-street parking for more than three vehicles shall be screened from the public street right-of-way with landscaping or a 3 foot high solid fence or wall.

7. The Sawmill Wells Park Sector Development Plan encourages additional parking in this area for the use of employees and customers of Mountain Road businesses.
8. The P-R zone satisfies the required off-street requirements of one or more other lots only when such lots area specified in the resolution or motion adopting the P-R designation.
- 9.. This request requires a Text Amendment to the Sawmill Wells Park Sector Development Plan to allow for P-R zoning.
10. City Council alone has the authority to amend the text of sector development plans when imposing or eliminating SU-2 or SU-3 zoning. (Comprehensive City Zoning Code, p. 231, Section b.1) Therefore, the EPC must make a recommendation to City Council regarding this request.
11. Parking lots and required off-street parking for more than three vehicles shall be screened from the public street right-of-way with landscaping or a 3 foot high solid fence or wall as per the sector plan that is required.
12. A designation of which businesses will use the required off-street requirements and for whom the lot is reserved shall be specified in the resolution or motion adopting the P-R designation.
13. Parking lot with pedestrian amenities can present potential safety hazards for pedestrians. A 6 foot wide pedestrian pathway with shade trees at 25 feet on center would provide a safe and shaded pedestrian environment and a way to transit through the lots to adjacent buildings and streets.
14. The museum expansions, new museums and proposed expansions of museums will create a further parking shortage in the area.
15. The number of required and earmarked parking spaces shall be determined from time to time by the Zoning Enforcement Manager. The number of earmarked parking spaces shall not exceed the number of parking spaces required to meet San Felipe Plaza off street parking requirements pursuant to the Zoning Code.
16. A minimum landscape buffer of 6 feet with width with trees and 75% organic coverage of maturity should be provided at the proposed parking lot.

On August 17, 2000, the Environmental Planning Commission voted to recommend approval to the City Council 00110 00000 00898, an amendment to the Sawmill Sector Development Plan based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a sector plan amendment in the Sawmill Sector Plan area to add a zone category that would allow the zone change from S-MI to P-R on Tract 238C-1-A-2-A, Stewart Walker Addition, locate on 20th Street between Mountain Road and Bellamah Avenue NW.
2. The sector plan amendment request is to allow a parking area on the subject parcel to serve the needs of the San Felipe Plaza shopping center on Mountain Road, west of the site. This site, if re-zoned, could also serve the needs of the Natural History Museum, the Explora Museum, and other area attractions.
3. The amendments to the Sawmill Wells Park Sector Development Plan would not cause harm to the area and are in conformance with the plans, policies and ordinances of the City of Albuquerque.
4. This request requires a Text Amendment to the Sawmill Wells Park Sector Development Plan to allow for P-R zoning.
5. City Council alone has the authority to amend the text of sector development plans when imposing or eliminating SU-2 or SU-3 zoning. (Comprehensive City Zoning Code, p. 231, Section b.1) Therefore, the EPC must make a recommendation to City Council regarding this request.
6. The Sawmill Wells Park Sector Development Plan states that (p. 92, 5.i.) Parking lots and required off-street parking for more than three vehicles shall be screened from the public street right-of-way with landscaping or a 3 foot high solid fence or wall.
7. The Sawmill Wells Park Sector Development Plan encourages additional parking in this area for the use of employees and customers of Mountain Road businesses.
8. Parking lots without pedestrian amenities can present potential safety hazards for pedestrians.
9. The new museums and proposed expansions of museums will create a future parking shortage in the area.
10. A minimum landscape buffer of 6 foot could enhance parking of any proposed parking lots.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal, indicating all modifications that have been made to the site plan since the EPC submittal, including how the site plan has been modified to meet each of the EPC conditions.
2. Amend the text and map in the Sawmill Wells Park Sector Development Plan to reflect the approved zone map amendment.

3. Parking lots within the PR zone of the sector plan shall provide pedestrian amenities. A 6 foot wide clear pedestrian way with shade trees at 25 feet on center shall be provided. This pedestrian way shall connect parking areas to adjacent streets and buildings.
4. A minimum landscape buffer of 6 foot in width shall be provided with trees and tree shrubs and landscaping and landscaping provided shall provide a 75% organic coverage at maturity. The buffer shall be provided at all perimeter lot lines.
5. The number of required and earmarked parking spaces shall be determined from time to time by the Zoning Enforcement Manager. The number of earmarked parking spaces shall not exceed the number of parking spaces required to meet San Felipe Plaza off street parking requirements pursuant to the Zoning Code.

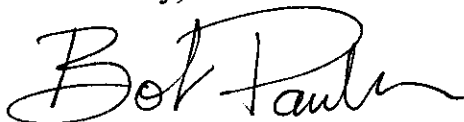
IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **SEPTEMBER 1, 2000** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

OFFICIAL NOTICE OF DECISION
AUGUST 17, 2000
00110 00000 00898
PAGE 4

Sincerely,


FOR Robert R. McCabe, AIA, APA
Planning Director

RM/DS/ac

cc: John Myers, 1401 Central Ave. NW, Albuquerque, NM 87104
Jim Hoffsis, 509 Laguna Blvd. SW, Albuquerque, NM 87104

ZONING

Please refer to IDO Section 14-16-2-5(C) for the NR-LM Zone District

&

IDO Section 14-16-2-4(D) for the MX-H Zone District

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"/> Alternative Landscape Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input checked="" type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<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: Sawmill Bellamah Properties, LLC		Phone: (505) 999-1724
Address: 201 3rd St. NW Ste. 1150		Email: sstringer@heritagerec.com
City: Albuquerque	State: NM	Zip: 87102
Professional/Agent (if any): RBPlanning LLC		Phone: (505) 934-2690
Address: PO Box 6041		Email: RBPlanning505@gmail.com
City: Albuquerque	State: NM	Zip: 87197
Proprietary Interest in Site: Owner		List <u>all</u> owners:

BRIEF DESCRIPTION OF REQUEST

Zoning Map Amendment from NR-LM (non-residential light manufacturing) to MX-H (mixed-use high).

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

Lot or Tract No.: [SEE NEXT PAGE for Legal Descriptions]	Block:	UPC Code: 101305822846022577
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 101305822243622578
Zone Atlas Page(s): J-13	Existing Zoning: NR-LM	Proposed Zoning: MX-H
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (acres): 3.9208

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 1904 Bellamah Ave NW	Between: 19th Street	and: 20th Street
---	----------------------	------------------

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date: May 4th 2022
Printed Name: Russell Brito	<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 #		

- UPC
101305822846022577

- Owner

SAWMILL BELLAMAH PROPERTIES LLC

- Owner Address

201 3RD ST NW SUITE 1150

- Owner Address 2

ALBUQUERQUE NM 87102-3370

- SITUS Address

1904 BELLAMAH AVE NW

- SITUSADD2

ALBUQUERQUE NM 87104

- Legal Description

TR A PLAT OF TR 'A' LNDS OF STEWART-WALKER BEING A REPL OF TRS 239B1A1B & 237A
MRGCD #38 CONT 3.1208 AC M/L

- UPC
101305822243622578

- Owner

SAWMILL BELLAMAH PROPERTIES LLC

- Owner Address

201 3RD ST NW SUITE 1150

- Owner Address 2

ALBUQUERQUE NM 87102-3370

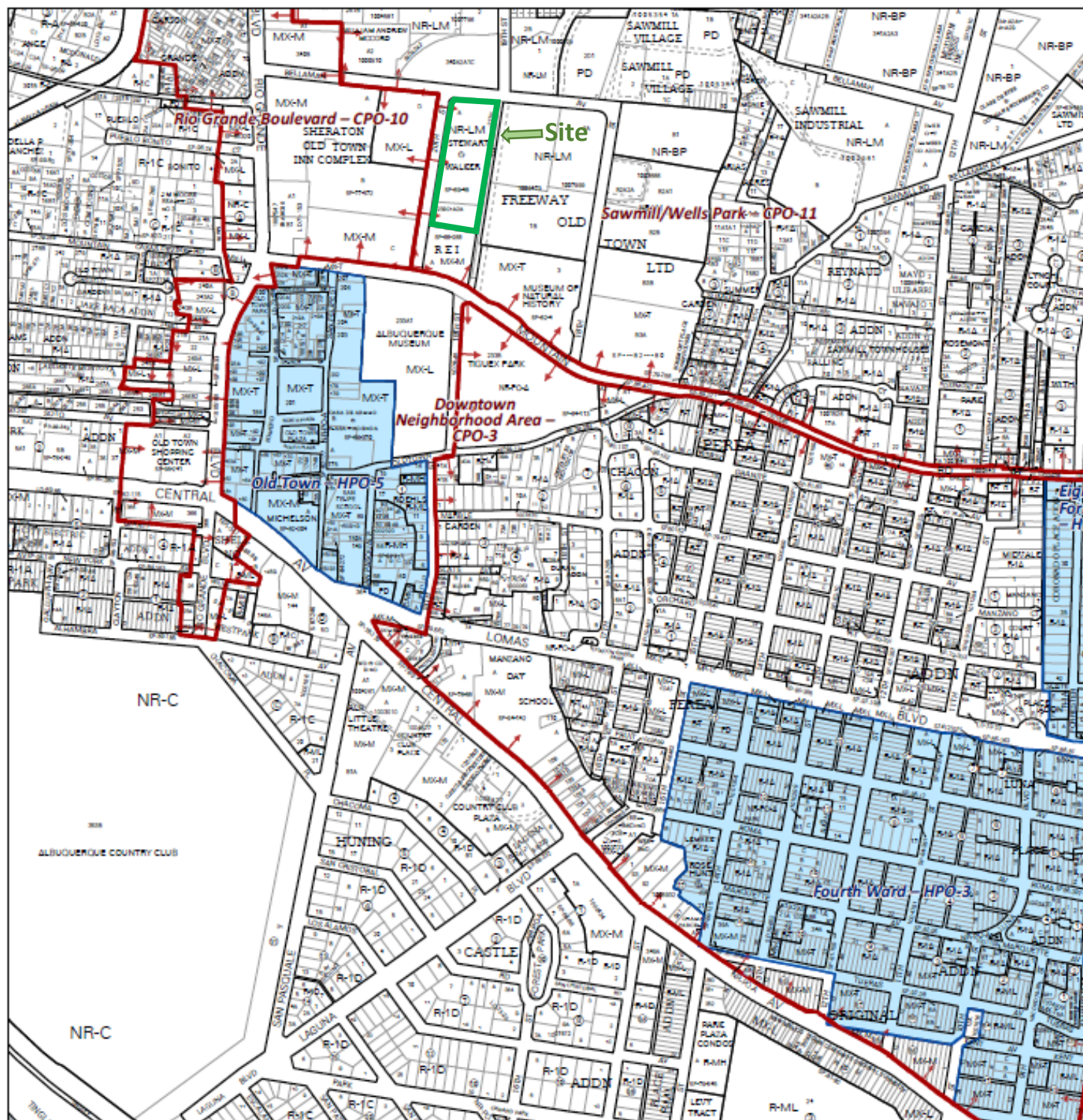
- SITUS Address

- SITUSADD2

ALBUQUERQUE NM 87104

- Legal Description

TR 238C1A2A2 MRGCD MAP NO 38 CONT .8000 AC



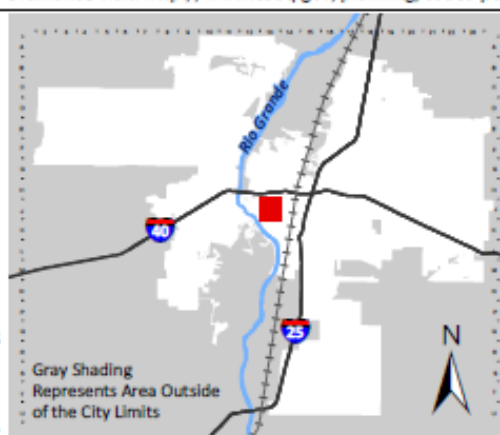
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



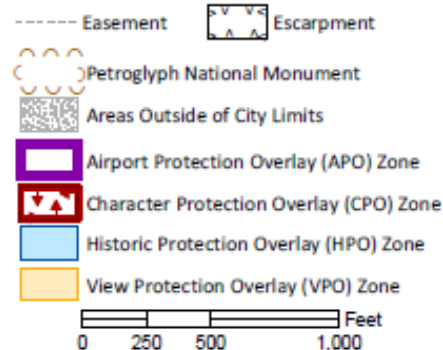
IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:

J-13-Z



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: May 4th 2022

Printed Name: Russell Brito

☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

-

-

-

Staff Signature:

Date:



PRE-APPLICATION MEETING NOTES

PA#: 22-0134 Notes Provided (date): 1-19-22

Site Address and/or Location: 1904 Bellamah Ave 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 Zone Change from NR-LM to MX-H

Basic Site Information

Current Use(s): Industrial - Manufacturing

Size (acreage): 3.16

Zoning: NR-LM

Overlay Zone(s): Sawmill/Wells Park CPO-12

Comprehensive Plan Designations

Development Area: Area of Change

Corridor(s): N/A

Center: N/A

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

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): Mixed Use – Hotel

Use Specific Standards: Hotel or Motel 4-3(D)(15)

Applicable Definition(s): **Hotel or Motel:** A building or a group of buildings in which sleeping accommodations are offered to the public and intended primarily for rental for temporary occupancy by persons on an overnight basis, not including Bed and Breakfast establishments, which are regulated separately per this IDO.

Mixed-use Development: Properties with residential development and non-residential development on a single lot or premises. For the purposes of this IDO, mixed-use development can take place in the same building (i.e. vertical mixed-use) or separate buildings on the same lot or premises (i.e. horizontal mixed-use).

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 - EPC

Specific Procedure(s)*: Zoning Map Amendment, 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 Staff at planningpri@cabq.gov or at (505) 924-3860. Please include the PA# with your inquiry.

Additional Notes:

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

1. Please confirm that a successful rezoning request from NR-LM to MX-H would permit the proposed hotel use on site and allow utilization of the maximum allowable height of 68'-0"
2. The project parking requirement will be satisfied through a majority of tandem parking, and all hotel guest, employee and restaurant/bar visiting parking shall be fully valet serviced. Please confirm that only IDO Section 5-5 and Table 5-5-1 are applicable or if other standards would apply.
3. For the Fire Marshall: Fire access to the site is provided via a continuous fire apparatus access lane around the building. Please enclosed see fire access plan for review/comment.
4. The project proposes a publicly-accessible rooftop bar/restaurant with outdoor dining/seating areas. Subject property is not adjacent to any current residential uses, and adjacent zoning is currently NR-LM to the North and East, and MX-

1. Yes, mixed use development for a Hotel Use is permitted under MX-H, but please refer to Table 4-2-1 for allowable uses to determine what is allowable under the MX-H zone. Refer to Table 5-1-2 for allowable maximum heights. You are correct that the allowable maximum height for this site is 68'0".
2. Refer to section 3-4(M) for Parking requirements in the IDO. Additional design requirements and development standards can be found in the DPM (development process manual on the City's website) in addition to section 5-5 and Table 5-5-1.
3. See Handouts.
4. The request of an MX-H zone, will create a Spot Zone per the IDO. Since there are no surrounding MX-H zoned properties or similar uses, you will have to have a strong justification to receive approval of this zone change, which may be difficult, but not impossible. Please refer to section 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."*

ADDENDUM

PRT 22-014

2-18-2022

1. Please confirm that a successful rezoning request from NR-LM to MX-H would permit the proposed mixed commercial and residential use on site and allow utilization of the maximum allowable height of 68'-0" and that the site is eligible for a height bonus.
 - Non-residential development is permitted under MX-H, but please refer to Table 4-2-1 for allowable uses to determine what is allowable under the MX-H zone. Refer to Table 5-1-2 for allowable maximum heights.
 - Per Table 5-1-2, maximum building height in MX-H is 68 feet, with no building height maximum for portions of the building more than 100 feet from all property lines.
 - The subject site is NOT in the Major Transit corridor, so it is not eligible for structured height bonus
 - Per Subsection 14-16-3-4(M)(5)(c) in CPO-12, portions of the building within 25 feet of the front lot line are limited to 15 feet.
2. The project parking requirement will be satisfied through structured parking provided on-site. Please confirm that only IDO Section 5-5 and Table 5-5-1 are applicable or if other standards would apply.
 - Add building design standards per 14-16-5-11(E) for portions of the building that aren't the parking structure
3. Is it a possibility to submit an amendment to the IDO to change the CPO, and if so, what is involved, and how do we proceed to do so?
 - Per IDO Subsection 14-16-6-4(D)(3), a property owner (or his/her agent) may submit a Text Amendment to the IDO.
 - Amendment to IDO Text – Small Area (for regulations in CPO-12 or that apply in a small area only)
 - See Table 6-1-1 for public notice requirements. City Council is the decision-making body.
 - See specific procedure 14-16-6-7(E)
 - After speaking with the architect for the project, Benjamin Anderson, on 2/17/2022, the regulation that is posing a challenge is the CPO-12 regulation limiting building height to 15 feet within 25 feet of the front lot line (Subsection 14-16-3-4(M)(5)(c)). It is also possible to apply for a variance to this regulation.
 - Variance – ZHE
 - See Table 6-1-1 for public notice requirements. Zoning Hearing Examiners is the decision-making body.
 - See specific procedure 14-16-6-6(O).
 - Note that the decision criteria requires justifying the exceptionality of the lot and that the exception requested is the least amount necessary to overcome the practical constraint.

SAWMILL BELLAMAH PROPERTIES, LLC

April 26th, 2022

Chair Timothy MacEachen
c/o City of Albuquerque Planning Dept.
600 Second Street NW 3rd floor
Albuquerque NM 87102

Re: Zoning Map Amendment Authorization


Dear Chairman MacEachen:

Sawmill Bellamah Properties, LLC, hereby authorizes Heritage Hotels & Resorts, LLC, Heritage Real Estate Company, LLC, and RBPlanning, LLC, to act as agents for the Zoning Map Amendment applications for 1904 Bellamah Ave. NW and 1921 Bellamah Ave. NW. Thank you.

Best Regards,

SAWMILL BELLAMAH PROPERTIES, LLC,
a New Mexico limited liability company

By: Bell Tower Investment, LLC,
its Managing Member

By: 
James M. Long, its Managing Member



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: 20th Street Zoning Map Amendment
Zoning Map Amendment from NR-LM (non-residential light manufacturing) to MX-H (mixed use)
Building Permit #: Environmental Planning Commission (EPC)
Hydrology File #: CABQPC#
Zone Atlas Page: J-13 **DRB#:** **Work Order#:**
Legal Description: Tr A Plat of Tract 'A' Lnds of Stewart-Walker Being a Repl of Trs 239B1A1B MRGCD Cont 3.1208 Ac and Tr 238C1A2A2 MRGCD Cont 3.1208 Ac
Development Street Address: 1904 Bellamah Ave NW
Applicant: Sawmill Bellamah Properties, LLC **Approx. 800 feet**
Contact: Russell Brito
Address: 201 3rd St. NW Ste. 1150 **no** timeleakos@gmail.com
Phone#: 505.934.2690 **Bellamah Avenue is a proposed bike route**
E-mail: RBPlanning505@gmail.com 1904 Bellamah Ave NW

Development Information

Build out/Implementation Year: 2022-2023
Current/Proposed Zoning: NR-LM / MX-H
Project Type: New: () Change of Use: () Same Use/Unchanged Use: ()
Change of Zoning: (X)
Proposed Use (mark all that apply): Residential: () Office: () Retail: () Mixed-Use: (X)
Describe development and Uses: Mixed uses as allowed by MX-H

Days and Hours of Operation (if known): Zoning Map Amendment from NR-LM (non-residential light manufacturing) to MX-H (mixed-use high).

Facility

Building Size (sq. ft.):
Number of Residential Units:
Number of Commercial Units:

Traffic Considerations

May 4th 2022

ITE Trip Generation Land Use Code
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 Bellamah Avenue

Adjacent Roadway(s) Posted Speed: Street Name Bellamah Avenue Posted Speed 25 mph
Street Name 20th Street Posted Speed 25 mph

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.)*

Roadway Information (adjacent to site)

Comprehensive Plan Corridor/Designation: 28 April 2022 Functional Classification: Rio Grande Blvd - Major Transit Corridor
(arterial, collector, local, main street)
Comprehensive Plan Zoning Map Amendment: 20th Street Zoning Map Amendment
(urban center, employment center, activity center, etc.)
Environmental Planning Commission (EPC): J-13
Jurisdiction of roadway (NMDOT, City, County): CABQ X
Adjacent Roadway(s) Traffic Volume: 1904 Bellamah Ave NW Volume-to-Capacity Ratio (V/C): (if applicable)
Adjacent Transit Service(s): Rio Grande Blvd Nearest Transit Stop(s): Approx. 800 feet
Sawmill Bellamah Properties, LLC X Russell Brito
Is site within 100 feet of Mainline Transit?: no Yaima Leal @ gmail.com
Current/Proposed Bicycle Infrastructure: 505 934 2690 Bellamah Avenue is a proposed bike route
(bike lanes, trails) RBPlanning505@gmail.com
Current/Proposed Sidewalk Infrastructure: Existing curb, gutter, and sidewalk
Heritage Real Estate Company 1904 Bellamah Ave NW
TR A PLAT OF TR 'A' LNDs OF STEWART-WALKER BEING A REPL OF TRS 239B1A1B & 237A MRGCD #38 CONT 3.12
and Tr 238C1A2A2 MRGCD MAP NO 38 CONT 3.00 AC June 2022, 8,40, 310

Relevant Web Sites for Planning 2022-2023 http://cabq.gov/comm/2269592859 NR-LM / MX-H
Sawmill Bellamah Properties, LLC
City GIS Information: http://www.cabq.gov/gis/advanced-map-viewer RBPlanning (505) 934-2690
RBPlanning LLC, agent / Sawmill Bellamah Properties, LLC, applicant

Comprehensive Plan Corridor/Designation: X See GIS map.
Road Corridor Classification: https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidid= X

Mixed uses as allowed by MX-H
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)
Zoning Map Amendment from NR-LM (non-residential light manufacturing)

to MX-H (mixed-use high).
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 ☒

Thresholds Met? Yes [] No ☒

Mitigating Reasons for Not Requiring TIS: X Previously Studied: [] May 4th 2022

Notes: Zoning map revision, when the development is planned traffic Scoping should be reevaluated.

M. P. E. 4/25/2022
TRAFFIC ENGINEER DATE

Submittal

Bellamah Avenue

The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to plndrs@cabq.gov and 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 volume to capacity (v/c) ratio on this form.



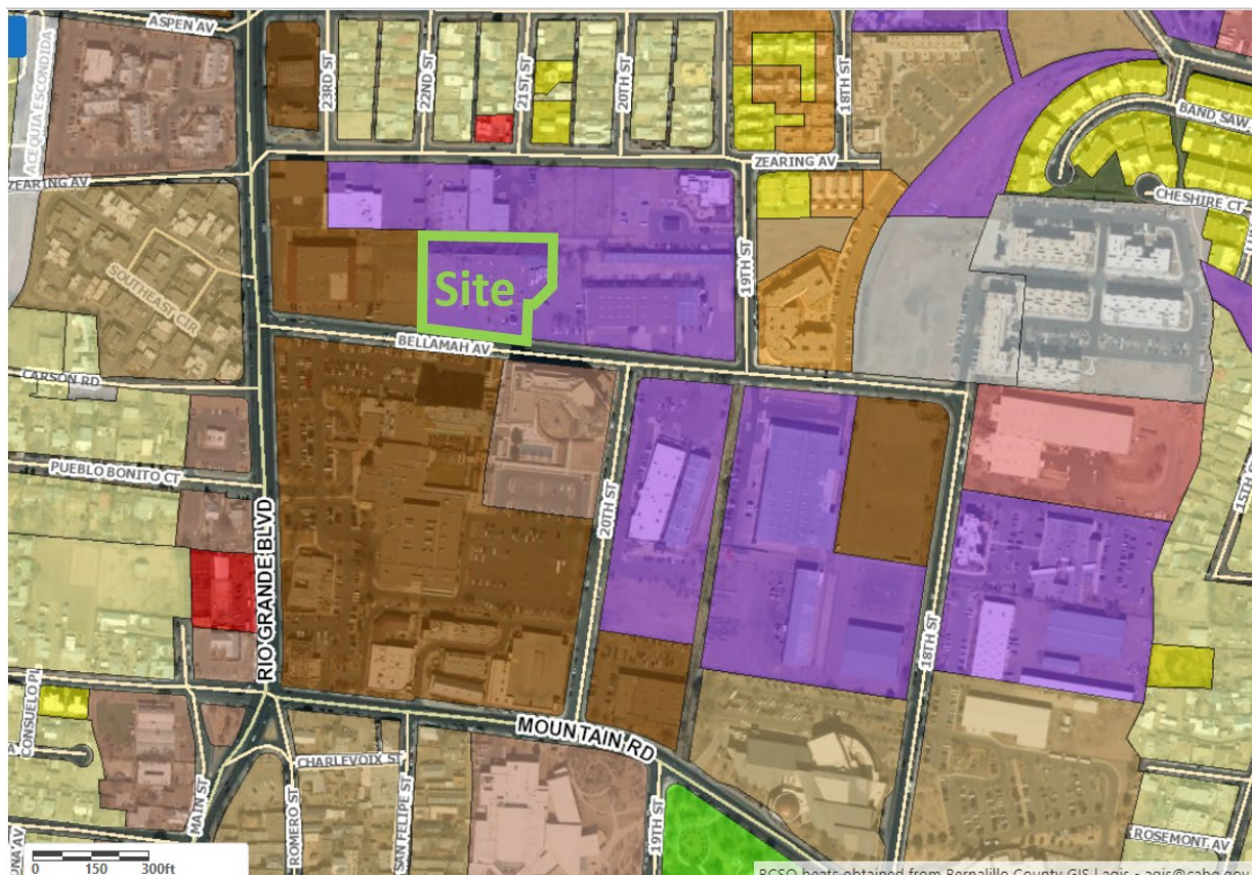
July 1st 2022

Tim MacEachen, Chair
Environmental Planning Commission
c/o City of Albuquerque Planning Department
600 Second Street NW
Albuquerque NM 87102

RE: Zoning Map Amendment for 1921 Bellamah Avenue NW

Dear Mr. Chair and EPC Commissioners,

This is an application for a zoning map amendment from NR-LM (non-residential light manufacturing) to MX-H (mixed-use high) for an approximately 2.0290-acre site described as **TR A-2 PLAT OF TRACTS A-1, A-2, AND A-3 LANDS OF WILLIAMSANDREW MCCORD CONT 2.0290 AC** located in the Sawmill District at 1904 Bellamah Avenue NW within the ABC Comprehensive Plan (Comp Plan) designated Area of Change. It is approximately 400 feet to the east of Rio Grande Boulevard, a Major Transit Corridor, and a 10-minute walk through the adjacent Old Town Activity Center will get one to Central Avenue, a Main Street and Premium Transit Corridor.



The Sawmill District no longer has a sawmill or other related industrial uses, but still has zoning entitlements that permissively allow manufacturing uses. In some cases, the area's existing NR-LM zone district abuts or is adjacent to residential zone districts and uses, a juxtaposition of use entitlements that dates back over a century. The subject site does not abut and is not adjacent to any low-density residential zone district or development. Existing zoning and land use around the site are as follows:

	Zone District		Land Use
North	NR-LM		Warehousing, light manufacturing
East	NR-LM		Commercial Retail (Sawmill Market)
South	MX-M and MX-L		Lodging, Retail, Restaurant (Hotel Albuquerque and Hotel Chaco)
West	MX-M		Wholesaling and distribution

The MX-H zone district allows for redevelopment of the subject site as a modern mixed-use project that will provide more options for nearby and new residents to live, work, shop, and play in an emerging hub of activity in walking or biking distance from existing neighborhoods. The project team appreciates this opportunity to describe, explain, and justify the request per the criteria of **Integrated Development Ordinance** (IDO) Section 14-16-6-7(G)(3).

Sawmill District History & Context

The American Lumber Company sawmill and other industrial uses along railroad tracks and spurs north of Old Town became an employment center (1880-1970) and residential neighborhoods followed (1920-1940). The City's 1959 zoning mapped M-1 or M-2 manufacturing north of Mountain Road from Rio Grande Blvd to 12th Street abutting/adjacent to R-1 residential.

Some warehousing along 12th Street from Sawmill Road/Bellamah north to I-40 still has limited rail and access to the Interstate, but the viability of Industrial/Manufacturing in the Sawmill District diminished as Old Town commercialized in the 1960s. The development of Tiguex Park and the Albuquerque Museum in the 1970s along with the opening of the high-rise Sheraton Hotel (Hotel Albuquerque) in 1975 helped make tourism, hospitality, and retail a driving force in the Old Town area's economy.

The Sawmill District has its own IDO Character Protection Overlay Zone (CPO-12), a Metropolitan Redevelopment Area (MRA) designation, and its own MRA Sub-area. The Sawmill District's character and mix of uses, including high-density housing and services, plus its proximity to transit on Rio Grande Blvd and Central Avenue make it appropriate for continued redevelopment. The area can accommodate additional residential and services at a scale that can serve neighborhoods within a 20-minute walk.

Old Town and the Sawmill District

The Old Town Activity Center south of Mountain Road is unique because growth, densification, and intensification are not desired or encouraged south of Mountain Road. The Old Town Historic Preservation Overlay and MX-T zone district allows redevelopment that appropriately reflects the cultural and historic significance of Villa de Albuquerque.

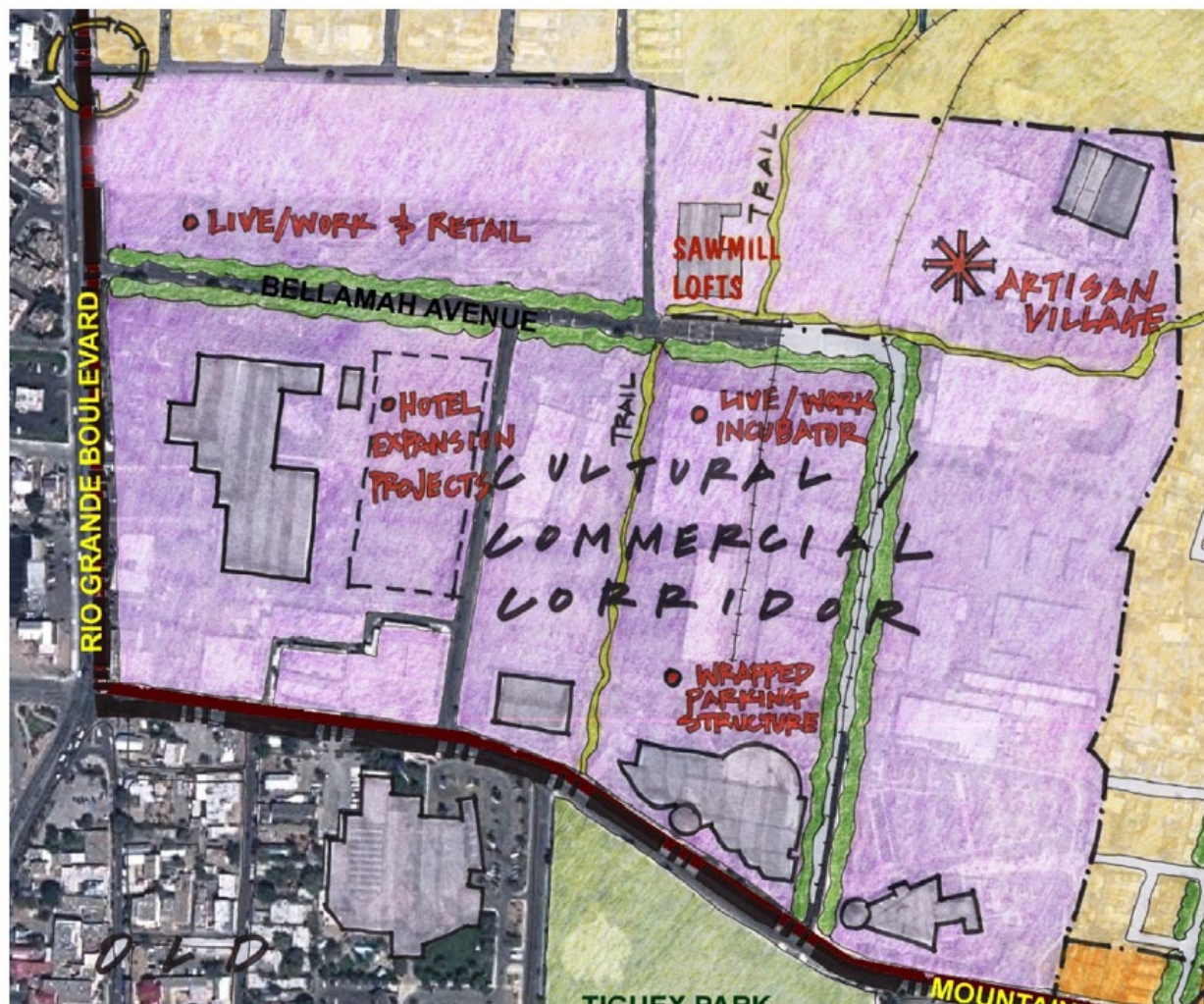
The Sawmill District north of Mountain Road has been evolving since the 1970s to a walkable and more complete community. Because of its adjacency to Old Town, it has absorbed the demand for multi-

family housing and mixed-use. These redevelopment efforts have created a walkable character along Bellamah Avenue in the Cultural/Commercial Corridor Sub-area of the Sawmill/Wells Park MRA Plan.

Sawmill/Wells Park Metropolitan Redevelopment Area (SWPMRA)

The City Council in 1993 designated Sawmill/Wells Park an MRA, finding it to be blighted and appropriate for MRA Projects to address deteriorated structures, unsafe conditions, obsolete platting, and lack of adequate housing and commercial activity. Also, “that the rehabilitation, conservation, development and redevelopment of and in the Sawmill Redevelopment Area is necessary in the interest of the public health, safety, and welfare of the residents of the City.” (Council Enactment No. 164-1993)

The City’s 1996 Sawmill Revitalization Study and former Sawmill/Wells Park Sector Plan’s redevelopment Goals spurred new retail and office uses north of Mountain Road in the 1990s-2000s connecting Old Town to the Museum and Sawmill Districts. The City Council in 2006 adopted the Sawmill/Wells Park MRA Plan with Sub-area Redevelopment Visions, including the **Cultural/Commercial Corridor**.



The Cultural/Commercial Corridor along Bellamah Ave at 18th, 19th, and 20th Streets has partially redeveloped as mixed-use, affordable multi-family, and townhouses further northeast. Most recently Hotel Chaco and Sawmill Market at 20th Street added to the Sawmill District’s steady transformation.

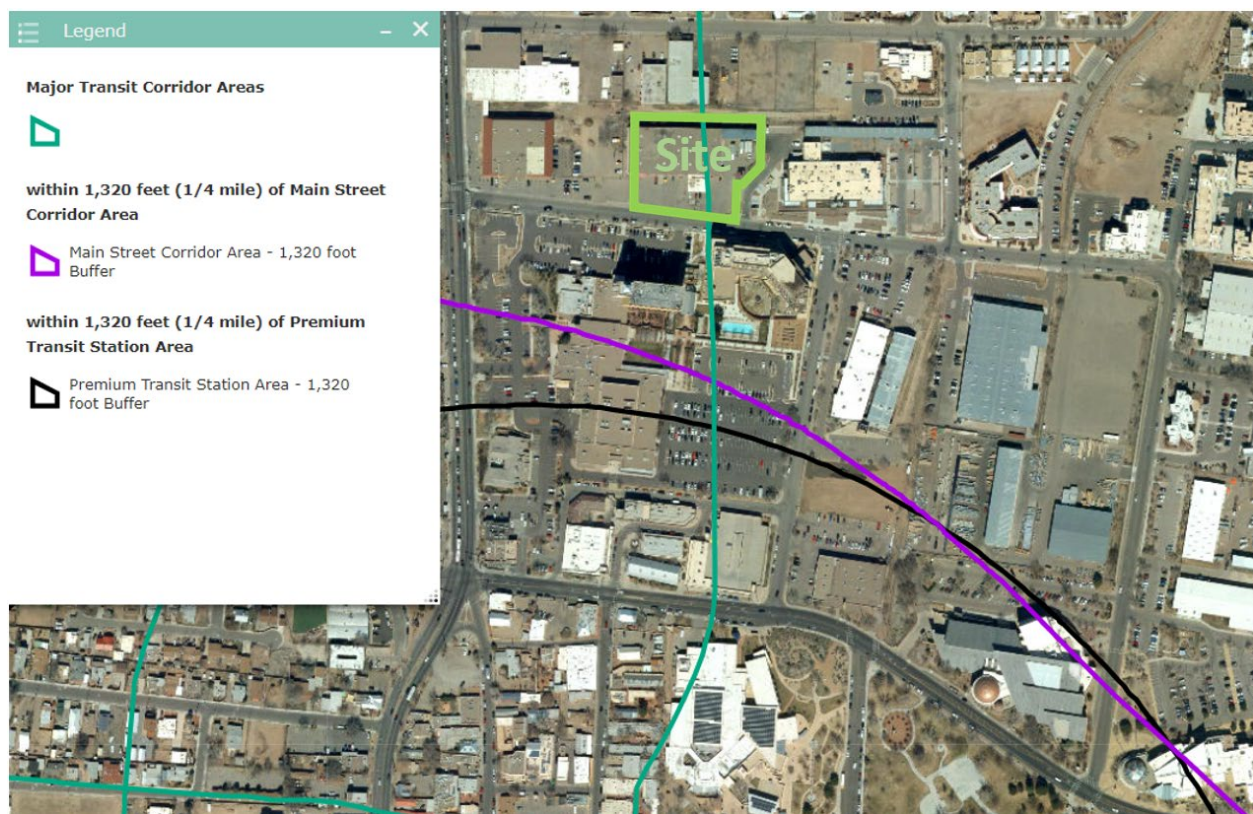
These and other MRA redevelopment projects reinforce the desired character of the Sawmill District at the intersection of Bellamah Avenue and 20th Street as a walkable destination. The Sawmill District continues to redevelop per the SWPMRA Plan's Cultural/Commercial Corridor Redevelopment Vision to "Promote a mix of uses that attracts local and tourists alike."

The SWPMRA Plan identifies the impediments to redevelopment in the Cultural/Commercial Corridor as Zoning limitations and Industrial uses/blighted properties. (SWPMRA Plan, Section IV, page 25). A change from NR-LM to MX-H will allow for a mix of commercial and residential uses in the appropriate location away from single-family homes.

The federal government in 2018 designated the Sawmill District a Qualified Opportunity Zone (QOZ). This economic development tool is designed to help spur economic development and job creation in recognized, distressed communities. New investments, under certain conditions, may be eligible for preferential tax treatments per the QOZ designation.

Access to & within the Sawmill District

The Sawmill District has become a walkable destination for both nearby neighborhoods and visitors from around the metro area and beyond. It is accessible to pedestrians and all other transportation modes, including automobiles, transit (Rio Grande Blvd and ART and Central Avenue), and cycling. The site sits within or near the confluence of the **Rio Grande Blvd Major Transit Corridor**, the 1/4 mile buffer area to the **Central Avenue Main Street Corridor**, and the 1/4 mile **ART Premium Transit Station** buffer.



Mountain Road is a **Bicycle Boulevard**, Rio Grande Blvd has **bike lanes**, and **bike routes** are proposed along Bellamah Avenue and 18th Street.



Sawmill District Scale

Adjacent to the subject site, Hotel Albuquerque and Hotel Chaco have established an urban scale and intensity for the Sawmill District. This is notable because there is an existing mismatch between high- and mid-rise buildings that were developed prior to the adoption of the IDO these sites' currently assigned IDO zone districts.

Hotel Albuquerque, at Rio Grande Blvd and Bellamah Avenue, is a **139-foot-tall** high-rise building that was made non-conforming as to height when it was rezoned to MX-M (building height maximum 48 ft). Hotel Chaco, at 20th Street and Bellamah Avenue, is a **66-foot-tall** mid-rise building that was made non-conforming as to height when it was rezoned to MX-L (building height maximum 38 ft).

These existing high-rise and mid-rise hotel buildings were approved and built in-conformance to the sites' zoning in 1973 and 2010 respectively. The IDO's **MX-H** zone district may have been a more appropriate fit for both hotels given the heights and scale of the buildings. Unfortunately, the owner was unaware of the follow-up zone conversion efforts that occurred after IDO adoption, and given the opportunity, would have participated.

Other notable multi-story buildings that exist in the Sawmill District include the Sawmill Lofts apartments at 19th Street and Bellamah Avenue and the Sawmill Village mixed-use complex at 18th and

Bellamah Avenue. These and other multi-story and multi-use buildings along Bellamah Avenue have established the desired scale and intensity in the area and provide precedence for continued redevelopment efforts as the area transitions from purely non-residential to a more complete, mixed-use community.

Neighborhood Notice and Interaction

The applicant has built a positive relationship with the community through ongoing interaction with the Sawmill Area Neighborhood Association (SANA) over the past several years, including during the recent redevelopment of the Sawmill Market.

The applicant fully notified the SANA as required by the IDO and hosted a Pre-Submittal Neighborhood Meeting for the SANA and others on Tuesday 05 April 2022 at Hotel Chaco. Neighborhood participants included representatives from the Sawmill Area and Downtown Neighborhood Associations. They voiced support for the application and the contemplated redevelopment projects. Although several questions were asked, there were no expressed areas of concern (please see Jocelyn M. Torres' Facilitated Meeting Report attached).

The applicant has provided notice of the application to all eligible Neighborhood Association representatives and adjacent property owners via certified mail and email as required by the IDO's Public Notice Requirements (6-4(K)).

Zoning Map Amendment – EPC - Review and Decision Criteria (14-16-6-7(G)(3))

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.

The proposed zone change from NR-LM to MX-H is consistent with the health, safety, and general welfare of the City per the applicable Goals and Policies of the Comprehensive Plan as by furthering the preponderance of applicable Goals and Policies in the ABC Comp Plan, the Sawmill/Wells Park Metropolitan Redevelopment Area (SWPMRA) Plan and the SWPMRA Plan's redevelopment vision for the Cultural/Commercial Corridor Sub-area as detailed later in the response to 6-7(G)(3)(c).

6-7(G)(3)(b) is not applicable because the site is not located partially or completely in an Area of Consistency.

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).

The subject property of this zoning map amendment application, and every abutting and adjacent property, is located wholly in an **Area of Change**.

6-7(G)(3)(c) 2.

The Sawmill District has had industrial uses since the 1880s and industrial zoning since 1959. There has been a steady redevelopment of the Sawmill District from industrial and warehousing uses to mixed-use, residential, and commercial uses near and adjacent to the site prior to and since its designation as an MRA in 1993. This is an ongoing significant change in neighborhood and community conditions affecting the site that justifies this request.

This significant change negatively affects the site's potential to compatibly redevelop per its existing NR-LM zone district. The industrial and manufacturing uses allowed by NR-LM are no longer viable or desired because of proximity to nearby residential uses and limited freight access. But this significant

change in conditions positively affects the site’s potential to compatibly redevelop per the standards and use allowances of the requested MX-H zone district.

6-7(G)(3)(c) 3.

Most importantly, the MX-H is more advantageous to the community as articulated by the ABC Comp Plan and the Sawmill/Wells Park MRA Plan as follows:

ABC Comprehensive Plan Comp Plan Vision

A Vision for Albuquerque & Bernalillo County

As the county and city grow in population over the next 20 years, neighborhoods will be safer and easier places to walk through and between. The positive characteristics that contribute to their unique identities will be protected and enhanced.

The local transportation network will give people a variety of options for traveling safely and efficiently within and between neighborhoods and to Centers

and Corridors while protecting the health and safety of those living and working along the corridor.

Centers and Corridors attract private investment and protect rural areas, while offering people housing and easy access to services, employment, and arts and entertainment. New development occurs mostly in existing Centers and Corridors, and neighborhood revitalization is focused in areas that have been neglected.

Signature regional parks and gems of natural features will attract local and far away visitors, sparking economic growth through increased tourism and local investment.

Multicultural heritage and cultures – including rich arts and traditions, historic buildings and landmarks, and rural ways of life – will continue to be recognized and celebrated as assets for revitalizing neighborhoods and building a diverse, vibrant local economy.

The City and the County commit to analyzing the health of our communities and the geographic distribution of our public investments and assets. Where gaps are identified, governments will collaborate with communities, nonprofits, public agencies, and private enterprises to address them.

MX-H is more advantageous to the community because it provides a much better opportunity to further the **ABC Comp Plan Vision** of capturing growth in the Sawmill District, in close proximity to designated Corridors (Rio Grande Boulevard and Central Avenue) and adjacent to the Old Town Activity Center. Because of the cultural importance of the Old Town Activity Center, it cannot feasibly capture increased growth and market demands for mixed-use development. Redevelopment of the subject site per the MX-H zone district will enhance and protect the integrity and attractiveness of Old Town by absorbing demand for private investment in housing, services, employment, and arts and entertainment.

The MX-H zone district is more advantageous because it is intended to allow higher-density infill development in a unique, safe and walkable location where high- and mid-rise buildings, mixed-use, and multi-family residential exist in harmony near low-density residential. And it’s more advantageous because it increases the potential for collaboration to revitalize a designated MRA that is accessible to nearby neighborhoods via the local transportation network, which will bolster a vibrant local economy.

Guiding Principles



STRONG NEIGHBORHOODS

New development creates desirable places to live and encourages diverse housing and amenities, while respecting the unique history and character of each neighborhood.

The MX-H zone district allows diverse housing and mixed-use projects that will create a desirable place to live in the Sawmill District because the MX-H zone district's diverse mixed-use allowances and standards demand quality development and amenities that will support **strong neighborhoods** throughout the area. Redevelopment per MX-H in the Sawmill Districts is desirable because it will respect and help protect the unique history and character of Old Town by absorbing housing growth and providing new visitors and economic support for existing and new amenities in the area.



MOBILITY

Residents have improved options to move throughout Albuquerque for work, school, recreation, and services.

The area's accessibility to diverse transportation modes provides existing and new residents many options to move within the Sawmill District and connections throughout Albuquerque for work, school, recreation, and services. Infill redevelopment projects will improve **mobility** because the MX-H zone district provides a mix of new land uses to integrate with the larger, multi-modal transportation system that will leverage and support residents' opportunities for travel and movement within and outside of the area.



ECONOMIC VITALITY

The local economy supports a mix of market activities and promotes financial security for all residents.

Redevelopment per the MX-H zone district will enhance and create more **economic vitality** because its mix of uses and activities will promote more opportunities for economic development and thus more financial security for residents, small businesses, and employees. The resulting redevelopment will provide hundreds of jobs as well as entrepreneurial opportunities for New Mexico families and businesses. Absorbing market demands and activities in close proximity to Old Town also promotes financial security for existing cultural amenities, businesses, and residents.



EQUITY

All residents have access to good public services, a range of housing options, and healthy places to live, work, learn, and play.

The Sawmill District and the surrounding area's residents currently have access to public services and some range of housing options. The potential mix of uses possible with MX-H zoning on the subject site will improve **equity** by allowing for a better distribution of and access to public services, a greater range of housing options, and more healthy places to live, work, learn, and play. The MX-H zone district is more advantageous because infill redevelopment projects provide demand, investment, and revenue opportunities for improved public services.



SUSTAINABILITY

Natural and cultural resources are protected and conserved to build a future that is physically, environmentally, and socially sustainable.

Infill redevelopment and the mix of uses made possible by the MX-H zone district will help to protect and conserve our natural and cultural resources such as Old Town. Future redevelopment will contribute to **sustainability** for residents in the Sawmill District, the surrounding area, and throughout the city by locating where infrastructure already exists. Realization and implementation of all required MX-H zone district and IDO site and landscape design and the creation of a contextual streetscape will also support this principle.



COMMUNITY HEALTH

All residents are protected from harm where they live, work, learn, and play. Everyone has convenient access to healthy food, parks and open space, and a wide range of amenities and services.

The MX-H zone district's uses and development standards closely mirror the existing context of the Sawmill District's built environment. Infill redevelopment is more advantageous because existing and new residents will have increased opportunity for convenient access to healthy food, parks, and a wider range of amenities and services. Mixed-use redevelopment on the subject site per MX-H will reinforce and expand **community health** to a much greater degree than the existing NR-LM zone district and its industrial uses that may present harm to residents.

Goal 4.1 Character

Enhance, protect, and preserve distinct communities.

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

The MX-H zone district, with its mix of uses and development standards, is more appropriate than the existing NR-LM because it will enable quality development that will enhance, protect, and preserve the Sawmill District's distinct character as a mixed-use community. The subject site's location, removed from and not adjacent to any low-density residential zone districts or development, and the IDO's development standards will protect the identity and cohesiveness of nearby neighborhoods. (Goal 4.1 & Policy 4.1.2)

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

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

Future development per the MX-H zone district will protect and enhance the placemaking that has occurred over time because it will continue the ongoing redevelopment of the Sawmill District as a walkable, mixed-use community easily accessible to nearby neighborhoods and other communities. The potential improvements to adjacent infrastructure and the mix of new uses and services will enhance the vitality and attractiveness of nearby neighborhoods over the long-term. (Policies 4.1.3 & 4.1.4)

Policy 4.1.5 Natural Resources: Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem functions.

MX-H zoning is more advantageous because it will allow for high-quality, infill redevelopment that will respond appropriately to the Sawmill District's setting as a mixed-use community where infrastructure and utility services already exist. (Policy 4.1.5)

Goal 5.2 Complete Communities

Foster communities where residents can live, work, learn, shop, and play together.

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

Establishing the MX-H zone district on the subject site will foster mixed-use redevelopment in the Sawmill District because residents will have more options to live, work, learn, shop, and play together. This will continue the trend for a more complete, healthy, sustainable, and distinct community with a

mix of uses that are conveniently accessible from surrounding neighborhoods by all forms of transportation. (Goal 5.2 & Policy 5.2.1)

Goal 5.3 Efficient Development Patterns

Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

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

Policy 5.3.2 Leapfrog Development: Discourage growth in areas without existing infrastructure and public facilities.

Policy 5.3.3 Compact Development: Encourage development that clusters buildings and uses in order to provide landscaped open space and/or plazas and courtyards.

MX-H zoning will further promote the Sawmill District's redevelopment pattern that maximizes existing infrastructure and public facilities and the efficient use of land to support the public good by being infill development that better balances leapfrog development in other parts of the metro area. Development per the MX-H standards and uses requires compact development that clusters buildings and uses to provide for ground-floor open space, plazas, and/or courtyards. (Goal 5.3, Policies 5.3.1, 5.3.2, & 5.3.3)

Policy 5.3.5 School Capacity: Discourage zone changes from non-residential to residential or mixed-use zones when affected public schools have insufficient capacity to support the anticipated increase of students based on proposed dwelling units.

Most APS schools east of the Rio Grande have capacity for additional students and the area's schools, including Reginald Chavez Elementary, Washington Middle School, and Albuquerque High School should have capacity to support any increase of students that may result from future redevelopment on the subject per the MX-H zone district. (Policy 5.3.5)

Policy 5.3.7 Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.

The existing NR-LM zoning allows several industrial and manufacturing uses that are considered Locally Unwanted Land Uses or LULUs by being objectionable to immediate neighbors. The market demand for such uses on the subject site is low or non-existent, but a zoning map amendment to MX-H will positively decrease the potential for development of LULUs. (Policy 5.3.7)

Goal 5.4 Jobs-Housing Balance

Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.⁷⁴

Policy 5.4.1 Housing near Jobs: Allow higher-density housing and discourage single-family housing near areas with concentrated employment.

Policy 5.4.2 West Side Jobs: Foster employment opportunities on the West Side.

The change from NR-LM on the subject site will allow for the balancing of jobs and housing in the area because of the mixed-use allowances of the MX-H zone district. The MX-H zone district allows higher-density housing and does not allow single-family housing. The potential for new higher-density housing near multiple transit corridors, accessibility to Sawmill, Old Town, and Downtown employment coupled with the opportunity for potential new residents to work on the West Side via the ART Premium Transit Corridor comes together on the subject site. (Goal 5.4, Policies 5.4.1 & 5.4.2)

Goal 5.6 City Development Areas

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

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

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

A change to MX-H zoning will encourage and direct growth to the subject site in an Area of Change where it is expected and desired. The NR-LM and R-ML zoned “buffer area” between the subject site and the Area of Consistency neighborhoods and the IDO development standards will ensure that any future development reinforces the character of the surrounding area. The subject site is in the Sawmill/Wells Park MRA, within walking distance of two transit corridors, and additional change and activities are encouraged. Future redevelopment in the “buffer area” that will remain zoned NR-LM, located between the subject site and the nearby Area of Consistency will likely become an appropriate mixed-use transition with adequate setbacks and limits on height and massing. (Goal 5.6, Policies 5.6.2 & 5.6.4)

Goal 6.1 Land Use – Transportation Integration

Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

Policy 6.1.1 Matching Land Use: When designing and improving streets, prioritize transportation-related accommodations and amenities to match the desired development context (e.g. urban, suburban, or rural) and/or the intended intensity of land uses.

Policy 6.1.2 Transit-Oriented Development: Prioritize transit-supportive density, uses, and building design along Transit Corridors.

Policy 6.1.3 Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs.

The subject site is accessible by all forms of transit because it is ideally situated to realize the further integration of land use and transportation. Desired redevelopment efforts within the Sawmill/Wells Park MRA require new, updated transportation infrastructure that better reflects a community's sense of place and its evolving character and context. The subject site offers an historically accessible location to prioritize transit-supportive density and intensity, uses, and building design. Its close proximity to Major Transit and Premium Transit Corridors makes it appropriate for infill, mixed-use Transit-Oriented Development with density, uses, and building design that can reduce the need for automobile travel. (Goal 6.1, Policies 6.1.1, .6.1.2, & 6.1.3)

Goal 7.3 Sense of Place

Reinforce sense of place through context-sensitive design of development and streetscapes.

Policy 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

Policy 7.3.3 Placemaking: Encourage efforts to establish and strengthen district identity within Centers, business districts, and neighborhoods.

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

Policy 7.3.5 Development Quality: Encourage innovative and high quality design in all development.

The Sawmill Districts' sense of place and community character reflects its past but is evolving over time with each redevelopment project and public improvement. The MX-H zone district incorporates design standards and strategies that will allow developers and designers to embrace and add to previous placemaking efforts that continue to establish the district's identity. Infill development per MX-H will be informed by the surrounding context, including existing buildings and an updated streetscape. Redevelopment per IDO and MX-H zone district standards will result in a high quality of design and development because it requires a commensurate, substantial investment. (Goal 7.3, Policies 7.3.2, 7.3.3, 7.3.4, & 7.3.5)

Goal 8.1 Placemaking

Create places where business and talent will stay and thrive.

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

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.

Policy 8.1.3 Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending.

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

Policy 8.1.5 Available Land: Maintain sufficient land that is appropriately zoned to accommodate projected employment growth in targeted areas.

Changing the subject site's zoning to MX-H will help the Sawmill District community's evolution as a place where business and talent will stay and thrive because it will make it a more diverse place with its own intensity, density, and scale to foster opportunities for economic development. This zone change request is intended to allow for redevelopment that can leverage the assets and unique characteristics of the metro area to attract businesses and visitors. The subject site is land that is available for redevelopment with the more appropriate MX-H zone district that can provide compatible employment growth for neighborhood residents and others throughout the community. (Goal 8.1, Policy 8.1.1, 8.1.2, 8.1.3, 8.1.4, & 8.1.5)

Goal 8.2 Entrepreneurship

Foster a culture of creativity and entrepreneurship and encourage private businesses to grow.

Policy 8.2.1 Local Business: Emphasize local business development.

Policy 8.2.2 Diverse Talent: Promote a more inclusive ecosystem for developing entrepreneurs.

Policy 8.2.3 Sustainable Business: Provide incentives for development projects and businesses that have sustainable economic characteristics.

Policy 8.2.4 Public Funds: Leverage public funds and efforts to support venture capital and private investment.

Policy 8.2.5 Creative Economy: Promote the creative economy.

The Sawmill District is home to a creative class that includes artists, a dance institute, a local small brewery, and other small businesses in commercial and mixed-use spaces. The MX-H zone is more advantageous because it will allow for a greater variety of uses and opportunities to retain and attract diverse talent and entrepreneurs. Increased residential densities provide more local employees and local customers to promote the creative economy and sustainable businesses. The MX-H zone district better supports private investment and redevelopment because it increases the potential for collaboration and to leverage public MRA project funds. Based on the Sawmill Market model, the developer intends to use a similar strategy to encourage business entrepreneurship through a hyper-

local approach to identify and support New Mexico-owned business. In this model, the developer intends to design and build storefronts that can be leased to up and coming entrepreneurs with minimal start-up financial investment required by the business operators. (Goal 8.2, Policies 8.2.1, 8.2.2, 8.2.3, 8.2.4, & 8.2.5)

Goal 9.1 Supply

Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

Policy 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

Policy 9.1.2 Affordability: Provide for mixed-income neighborhoods by encouraging high-quality, affordable and mixed income housing options throughout the area.

Redevelopment per the MX-H zone district uses and standards is more advantageous because it will help ensure a sufficient supply and range of high-quality housing types and options that meet current and future needs. Most of the multi-family housing developed over the past dozen years in the Sawmill District has been affordable and mixed-income and redevelopment per MX-H will provide opportunities for a variety of income levels and types of residents and households. The MX-H zone district is more advantageous because it will allow redevelopment opportunities for new housing options to provide for a more mixed-income neighborhood in the Sawmill District. (Goal 9.1, Policies 9.1.1 & 9.1.2)

Goal 9.2 Sustainable Design

Promote housing design that is sustainable and compatible with the natural and built environments.

Policy 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship to the street.

Policy 9.2.2 High Quality: Encourage quality and innovation in new housing design and construction, materials, and energy and water conservation.

Policy 9.2.3 Cluster Housing: Encourage housing development that cluster residential units in order to provide community gathering spaces and/or open space.

The MX-H zone district's multi-family residential use allowances coupled with its intended scale is more advantageous because it promotes housing and building design that is sustainable and compatible with the Sawmill District's walkable, urban context, built environment, and evolving neighborhood character. The subject site's location, immediately adjacent to existing multi-story high and mid-rise buildings and buffered from existing low-density residential, makes it ideal for the MX-H zone district's residential densities. The MX-H zone district is more advantageous because it allows future redevelopment on the site to incorporate high-density clustering of residential units and sustainable site and building design. Future redevelopment will require high-quality design such as ground-level open space and streetscapes to meet applicable IDO requirements. (Goal 9.2, Policies 9.2.1, 9.2.2, & 9.2.3)

Goal 9.3 Density

Support increased housing density in appropriate places with adequate services and amenities.

Policy 9.3.1 Centers & Corridors: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas.

Policy 9.3.2 Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development.

The MX-H zone district is more advantageous for the community because the subject site is an appropriate place with adequate services and amenities for the allowed mixed uses and multi-family housing density. The potential for mixed-use and multi-family housing in the MX-H zone district is enhanced by the subject site's accessibility to two nearby Transit Corridors (Rio Grande Boulevard and Central Avenue). Though not a designated Activity Center, the Sawmill District provides the appropriate existing conditions and scale to capture growth in a way that respects surrounding development. It is an other area adjacent to the Old Town Activity Center that allows it to relieve the development pressure for higher-intensity and higher-density development that is not possible in Old Town. (Goal 9.3, Policies 9.3.1 & 9.3.2)

Goal 9.6 Development Process

Promote cost-effective housing redevelopment and construction that meets community needs.

Policy 9.6.1 Development Cost: Reduce development costs and balance short-term benefits of delivering less costly housing with long-term benefits of preserving investment in homes and protecting quality of life.

Policy 9.6.2 Incentives: Provide incentives for developing affordable housing for low-and moderate-income households, by aligning development regulations, infrastructure requirements, and fee structures with the priorities of City and County affordable housing.

Goal 9.7 Partnerships

Coordinate strategic deployment of housing-related funds and partnerships with community-based organizations for projects that achieve housing goals.

Policy 9.7.2 Metropolitan Redevelopment: Identify and prioritize opportunities for catalytic projects that stabilize and serve blighted neighborhoods and support redevelopment in those areas.

The MX-H zone district is more advantageous because it utilizes and implements the development processes of the IDO that implement the Comp Plan Vision to meet community needs. Denser and more intense development in this location will maximize land use efficiencies, and balance short- and long-term benefits related to development costs. Redevelopment on the subject site per MX-H is more advantageous because it will be an investment that will benefit and protect the quality of life that has been established by the high-quality, affordable housing and mixed-income projects in the area. The

intent of the MX-H zone district is to incentivize mixed-use development in appropriate locations where it is desired and encouraged, such as Metropolitan Redevelopment Areas. The subject site's location within the Sawmill/Wells Park MRA is an opportunity to partner with the Metropolitan Redevelopment Agency and the State of New Mexico to address infrastructure requirements related to future redevelopment projects that meet the intent and Vision of the SWPMRA Plan. (Goal 9.6, Policies 9.6.1, 9.6.2, Goal 9.7 & Policy 9.7.2)

Goal 11.2 Historic Assets

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

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

The MX-H zone district is more advantageous because it increases the ability of the Sawmill District to absorb the market demands for larger mixed-use and multi-family development, which enhances its own identity. This also supports and helps to preserve and enhance the significant historic district of the Old Town Activity Center, a major component of Albuquerque's sense of identity. Redevelopment per the MX-H zone district can provide additional residents and thus additional patrons for businesses in Old Town to preserve and enhance its social, cultural, and historical features that to help make it a more lively, viable, and distinct place to attract locals and visitors. (Goal 11.2 & Policy 11.2.3)

Goal 11.5 Cultural Traditions & the Arts

Emphasize and support cultural traditions and arts as vital components of the community's identities and well-being.

Policy 11.5.1 Arts Promotion: Coordinate and promote the arts and the cultural sector as key assets in a vital economy; major contributors to quality of life and healthy communities; and the heart of high-quality, special places that contribute to the identity of distinct communities.

Policy 11.5.2 Cultural Facilities: Provide and maintain high-quality public, cultural, and arts facilities to best serve the public.

Policy 11.5.3 Cultural Programs: Promote programs that encourage greater understanding of area history and cultural traditions.

Policy 11.5.4 Connecting Cultural Centers: Foster better connections among cultural centers and districts, including the National Hispanic Cultural Center, Indian Pueblo Cultural Center, Downtown, and Old Town.

The Sawmill District's evolving mix of uses resulting from redevelopment and reuse efforts have included multiple components that support cultural traditions and arts. It has attracted creative class businesses, interactive art exhibitions, and retailers that promote the arts. Its adjacency to the Museum District supports and enhances these cultural, arts, and science facilities and programs. The

MX-H zone district is more advantageous because its increased redevelopment options it provides will support and promote programs and facilities that encourage greater understanding of the area's cultural traditions through exposure to new and existing residents, businesses and patrons, and visitors. The subject site is strategically located to provide access to and foster connections amongst Old Town and the Museum District (walking distance), Downtown and the Indian Pueblo Cultural Center (biking distance), and the National Hispanic Cultural Center (transit accessible). (Goal 11.5, Policies 11.5.1, 11.5.2, 11.5.3, & 11.5.4)

Goal 13.1 Climate Change

Promote resource-efficient growth and development to help mitigate global climate change and adapt to its local impacts.

Policy 13.1.1 Resource-Efficient Development: Promote development in the city and county that works with nature to slow global climate change.

Policy 13.1.3 Public Infrastructure and Facilities: Consider increasing temperatures and other potential impacts of climate change in the design and operation of public infrastructure and community facilities.

Redevelopment per the MX-H zone district is more advantageous because it will promote resource-efficient growth and development that is responsive to climate change. Coupled with public infrastructure coordination, MX-H on the subject site can provide increased intensities and densities with street, site, landscape, and building designs that address climate change and its local impacts, including the reduction of urban heat islands, and minimizing the need for automobile travel. (Goal 13.1, Policies 13.1.1 & 13.1.3)

Goal 13.5 Community Health

Protect and maintain safe and healthy environments where people can thrive.

Policy 13.5.1 Land Use Impacts: Prevent environmental hazards related to land uses.

Policy 13.5.2 Healthful Development: Encourage public investments and private development that enhance community health.

Ultimately, infill redevelopment per the MX-H zone district's use allowances and standards is more advantageous because it will help to protect and maintain safe and healthy environments in the Sawmill District where people can thrive. A zoning map amendment to the MX-H zone district will remove objectional, inappropriate land use allowances and will prevent environmental hazards related to industrial and manufacturing uses permitted by the existing NR-LM zone district. The ability to coordinate public infrastructure investments within the Sawmill/Wells Park MRA with private development will enhance community health. (Goal 13.5, Policies 13.5.1 & 13.5.2)

Sawmill/Wells Park Metropolitan Redevelopment Area (SWPMRA) Plan

Redevelopment Plan Goals

A. Preserve a balance between housing which serves low income families and higher priced market rate units.

The mix of housing in the Sawmill District area consists of low-density residential and affordable multi-family and mixed-use developments (e.g. Sawmill Lofts and Sawmill Village). This request for a zoning map amendment from NR-LM to MX-H is more advantageous because it will provide redevelopment projects the ability to help realize a mixed-income community that will preserve a balance between housing which serves low-income families and market rate units.

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

The existing high-rise and mid-rise commercial, mixed-use, and multi-family buildings adjacent to and near the subject site have created the walkable, urban-scale character of the area. The scale of redevelopment per the mixed-use allowances and standards of the MX-H zone district is more advantageous because it will preserve the character of the area. The mix of allowable uses provides a much greater opportunity to create and support living wage jobs for local residents, promote New Mexican-owned businesses, and protect workers and residents from negative environmental impacts than the existing NR-LM zone district.

C. Provide a permanent reserve of affordable housing for families at or below 80% of the median income of the area.

The existing NR-LM zone district provides no opportunity at all for any type of housing, and some of its allowed industrial and manufacturing uses may be a threat to permanent affordable housing. The MX-H zone district is more advantageous because it provides a great opportunity to develop market-rate, mixed-income, or affordable housing as well as a variety of employment, commercial, and service uses that can enhance the viability of existing and future affordable housing and low-income families in the Sawmill District.

D. Create a built environment that retains its physical integrity for future generations and preserves the natural attributes of the land and the cultural history of the community.

The MX-H zone district is more advantageous because its standards and other applicable IDO development standards require a quality, built environment that retains its physical integrity for future generations. The level of private investment required to develop per the MX-H zone district requires careful considerations of the community's land and its cultural history to ensure successful design, development, and construction processes.

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

The MX-H zone district's mixed-use allowances will result in commercial and artisan space that will benefit the Sawmill and Central Albuquerque communities with job creation and needed services. Ongoing redevelopment efforts will benefit and build continued momentum for further changes and improvements.

F. Blend "old" and "new" into one unified neighborhood.

The MX-H zone district is more advantageous because the resulting redevelopment will comply with applicable IDO, CPO, and other applicable development standards to ensure that existing "old" buildings and "new" buildings are blended into one unified neighborhood with adequate buffers, transitions, and connections. Redevelopment in the Sawmill District will continue to occur where "old" and "new" are adjacent and share existing and new infrastructure.

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

Even though it is easily accessible, the subject site is buffered and removed from existing residential areas. Redevelopment per the MX-H zone district is more advantageous because it will comply with all applicable IDO and DPM standards for design, access, drainage, and potential use separations. The IDO's applicable Use Specific Standards (USS) will address adjacent uses, development, and potential effects of uses that result redevelopment projects.

H. Empower residents to make decisions about their future.

The IDO's public notice and public hearing processes allow and encourage residents in the Sawmill Area Neighborhood Association (SANA) to continue their participation in proposed changes that will impact their future. The applicant has established a positive relationship with the SANA through the development of Hotel Chaco and the Sawmill Market.

I. Ensure ecological sensitivity and energy efficiency.

The MX-H zone district is more advantageous because the resulting redevelopment will comply with all IDO, DPM, and building code standards that were drafted and then adopted to reflect up-to-date contextual-sensitivity and energy efficiency. Future development on the site will incorporate sustainable site and building design.

J. Conserve and build on community identity and historic character.

The MX-H zone district is more advantageous because redevelopment will conserve and build upon the Sawmill District's community identity and historic character as a walkable, emerging, urban-scale, mixed-use community that has been progressing since the 1970's. The Sawmill District's location and identity will be key to any future redevelopment projects in the area.

K. Protect and improve existing residential neighborhoods.

The MX-H zone district is more advantageous because the subject site is buffered and removed from existing residential neighborhoods. Future redevelopment will comply with all applicable IDO and DPM standards for design, access, drainage, and potential use separations to protect the SANA neighborhood. Future redevelopment projects will continue to notify and inform the SANA as required by applicable IDO review processes.

L. Prevent new environmental hazards, correct existing environmental problems and promote resource conservation.

Changing the zoning from the NR-LM zone district to the MX-H zone district is more advantageous because it will prevent opportunities to permissibly develop industrial and manufacturing uses that may introduce new environmental hazards. Modern redevelopment projects will reflect the need for energy efficiency and resource conservation.

M. Increase and improve housing without displacing current residents.

The existing NR-LM zone district does not allow housing. Redevelopment on the subject site per the MX-H zone district will allow for increased housing options that will not displace current residents. New MX-H zone district uses may provide opportunities and incentives for current residents to stay in the Sawmill District.

N. Improve circulation for people walking, bicycling, using public transportation and/or driving.

The MX-H zone district is more advantageous because it will facilitate redevelopment on the subject site, potentially in coordination with MRA public infrastructure investment, and will improve circulation for people using all modes of transportation within, to and from the MRA.

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

There are several existing recreational services in the area (e.g. Tiguex Park, Mountain Road Bike Boulevard, Wells Park Community Center). The potential demand for new services that result from redevelopment per the MX-H zone district may lead to the development of more public or new private recreational services for existing and new Sawmill residents.

P. Promote programs to prevent crime.

The MX-H zone district is more advantageous because redevelopment on the subject site, especially with mixed-uses, will result in more “eyes on the street,” small businesses, workers, and residents that “take ownership” of the built environment. Passive surveillance coupled with CPTED design principles will help to address and prevent crime. New residents will be able to join and participate in the SANA and its crime prevention programs and interactions with law enforcement.

Q. Guide the future development of vacant land. Promote uses compatible with adjacent neighborhoods, the museums and historic Old Town.

The subject site is buffered and removed from existing residential areas, but is still readily accessible with a short walk. Future redevelopment per the MX-H zone district is more advantageous because it will promote uses compatible with and supportive of nearby neighborhoods, the museums, and historic Old Town.

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

Future redevelopment per the MX-H zone district will not conflict with the SWPMRA Plan's goals and will promote continued commercial and artisan revitalization and opportunities for local residents. Hundreds of temporary construction jobs and then hundreds of permanent jobs will result from redevelopment on the subject site.

S. Continue to improve city owned properties, public right of way and public infrastructure.

The MX-H zone district is more beneficial than the existing NR-LM as redevelopment on the subject site per the MX-H zone district, potentially in coordination with the City and its MRA, will improve adjacent public right-of-way and public infrastructure. This will benefit the City, potential redevelopment projects, the surrounding neighborhoods, and the community.

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.

The requested MX-H zone district does not include any permissive uses that would be harmful to adjacent property (zoned NR-LM, MX-M, or MX-L), the buffered and separated neighborhood, or the community. The MX-H zone district's allowed uses were drafted and then adopted by the City Council with the clear intent to allow higher-density infill development in appropriate locations like the Sawmill District. The IDO's Use-specific Standards (14-16-4-3) will adequately prevent or mitigate any potential harmful impacts from any potential, permissive MX-H uses.

But, the site's existing NR-LM zone district does include several permissive industrial, manufacturing, and other uses that are harmful to adjacent property, the neighborhood, the Sawmill District, and the community.

The harmful permissive and other uses that will be eliminated or curtailed with the requested change from NR-LM to MX-H are:

Use	NR-LM	MX-H
General Agriculture	Permissive	Not Allowed
Kennel	Permissive	Not Allowed
Nursery	Permissive	Not Allowed
Adult entertainment	Permissive	Not Allowed
Heavy vehicle and equipment sales, rental, fueling, and repair	Permissive	Not Allowed
Outdoor vehicle storage	Permissive	Not Allowed
Construction contractor facility and yard	Permissive	Conditional
Building and home improvement materials store	Permissive	Conditional
Freight terminal or dispatch center	Permissive	Not Allowed
Helipad	Permissive	Conditional Accessory
Railroad yard	Permissive	Not Allowed
Cannabis cultivation	Permissive	Not Allowed
Cannabis-infused products manufacturing	Permissive	Not Allowed
Light manufacturing	Permissive	Accessory
Recycling drop-off bin facility	Permissive	Accessory
Above-ground storage of fuels or feed	Conditional	Not Allowed
Outdoor storage	Permissive	Conditional
Warehousing	Permissive	Conditional
Wholesaling and distribution center	Permissive	Conditional
Outdoor animal run	Accessory	Not Allowed
Circus	Temporary	Not Allowed

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.

The City's existing infrastructure and public improvements, including street, trail, and sidewalk systems meet or will meet all of the following criteria:

1. Existing infrastructure and public improvements will have adequate capacity to serve MX-H redevelopment that may be similar to Hotel Albuquerque, Hotel Chaco, and the Sawmill Market. Public rights-of-way widths and alignments, drainage requirements, wider sidewalks, traffic-calming improvements, and street trees requirements will help determine the ultimate scale and intensity of adjacent redevelopment projects.
2. Future redevelopment will be subject to possible infrastructure improvements with adequate and enhanced capacity and will especially benefit from potential infrastructure partnerships with the State and the City's Metropolitan Redevelopment Agency.
3. Public infrastructure in the public rights-of-way will have adequate capacity as required by the IDO, the technical requirements of the Development Process Manual (DPM), and any future Infrastructure Improvements Agreement (IIA) directly related to a redevelopment site plan(s).
4. The City's existing infrastructure will have adequate capacity based on improvements that may result from partnerships and/or development agreements with the City and its MRA.

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.

The subject site is not located on a major street and the justification for this zoning map amendment is not based on the property's location on a major street, but is accessible to nearby major streets. The justification for this Zoning Map Amendment is based on furthering the Comp Plan Vision for growth and development, and the SWPMRA Plan's intent and guidance to remove zoning limitations and industrial uses/blighted properties.

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

The applicant's justification is not based on the cost of land or economic considerations other than those that benefit the Sawmill District, the neighborhood, and the surrounding area, which furthers the Comp Plan Vision for growth and development, and the MRA's SWPMRA plan to remove zoning limitations and industrial uses/blighted properties.

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.

This Zoning Map Amendment to MX-H is a "spot zone" that clearly and convincingly facilitates implementation of the ABC Comp Plan and the Sawmill/Wells Park MRA Plan by furthering all applicable Goals, Policies, and Guiding Principles (see responses to 6-7(G)(3)(c) above). Two of the three sub-criteria apply to this spot zone:

1. The subject property, with the MX-H zone district, is different from surrounding land because it can function as a transition between the adjacent MX-M zone district to the south and west and the more intense, adjacent NR-LM zone district to the north and east. Potential, future redevelopment projects on the remaining NR-LM-zoned properties to the north and east of the subject site that may be adjacent to low-density residential areas may be appropriate with more compatible zone districts.
2. The subject property is not suitable for the industrial, manufacturing, and non-residential uses allowed in the adjacent NR-LM zone district. These adverse NR-LM uses conflict with the evolving mixed-use, residential, and commercial character of the Sawmill District. Furthermore, the subject property's NR-LM uses are not viable and difficult to implement because of the site's location and limited freight accessibility.

Conclusion

This application for a Zoning Map Amendment – EPC satisfies all the Review and Decision Criteria contained in 14-16-6-7(G)(3). The applicant has satisfied all notice requirements and continues to interact with the Sawmill Area Neighborhood Association, and will continue to address their concerns and issues as they arise. The redevelopment that will be made possible by a zone change to the MX-H zoner district will strengthen the character and identity of the Sawmill District, help protect the cultural integrity of the adjacent Old Town Activity Center, and provide new economic development, employment, and housing options to existing and new residents, visitors, and others.

The Sawmill Bellamah Properties project team respectfully requests approval of this Zoning Map Amendment from NR-LM to MX-H.

Sincerely,

A handwritten signature in black ink, appearing to read 'R Brito', is written over a light gray rectangular background.

Russell Brito
RBPlanning LLC

STAFF INFORMATION

June 27, 2022

TO: Russel Brito, RB Planning LLC
FROM: Megan Jones, Current Planner
City of Albuquerque Planning Department

TEL: (505) 924-3352

RE: Project #2022-00715/RZ-2022-00028, 1904 Bellamah ZMA

Project #:2022-007155/RZ-2022-00029, 1921 Bellamah ZMA

I've completed a first review of the proposed zoning map amendment (zone change). I would like to discuss the request and have a few questions. I am available to answer questions about the process and requirements. Please provide the following:

⇒ A revised project letter (one electronic copy)

by 5 pm on Friday, July 1, 2022.

Note: If you have difficulty with this deadline, please let me know.

1) Introduction:

- A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. This is what I have for the legal descriptions:
 - a. 1904 Bellamah NW: Tract A Plat of Tract 'A' lands of Stewart-walker being a replat of tracts 239B1A1B & 237A MRGCD #38, located at 1904 Bellamah Ave. NW, between 19th St. and 20th St., approximately 4 acres.
 - b. 1921 Bellamah NW: Tract A-2 Plat of Tracts A-1, A-2, and A-3 lands of Williams Andrew McCord, located at 1921 Bellamah Ave. NW, between Rio Grande Blvd. and 20th St., approximately 2.1 acres
- C. It is my understanding that you have submitted two zoning map amendment requests from NR-LM to MX-H for two separate properties: 1904 Bellamah and 1921 Bellamah to allow for modern mixed-use projects (hotel, plaza and apartments) to allow residents nearby to live, work, shop, and play- but this is to be determined at a future date and not a part of this Zone Change request.
- D. Remember, the request is for a zone change to a "spot zone" and sound justification must be provided, which you have provided. Overall, the justification letters need to be condensed and formatting of goals and policies need to be fixed.

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at: <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing for July is the 21st. Final staff reports will be available about one week prior, on July 14th.
- C. I will email you a copy of the agency comments once they are received and will forward any late ones to you.

3) Notification & Neighborhood Issues:

Notification requirements for a zone change are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 378). The required notification consists of: i) an offer of neighborhood meeting, ii) an emailed letter to neighborhood representatives indicated by the ONC, iii) a mailed letter (first-class) to property owners within 100 feet of the subject site, and iv) yellow sign posting.

- A. It appears that notification offering the pre-application facilitated meeting is complete for both sites and a Facilitated meeting was held on April 5, 2022, which got into detail about the intended use of the subject sites upon approval of the zone change, is this correct?
- B. The sign posting period is 15 days prior and after the EPC hearing date from Wednesday July 6, 2022 to August 5, 2022.
- C. Have any neighborhood representatives or members of the public contacted you so far?
- D. Are you aware of any neighborhood concerns that either came from the facilitated meeting or after? Please let me know if you receive any additional comments, which we will include in our staff report.

4) Project Letter:

- A. In general, the project letters are off to a good start. I have revisions to the letter as a whole and to the goal and policy responses. Please do a spell check before resubmitting. There are a few typos throughout.
- B. Please condense the project letter. Although the History and Context that you have provided about Sawmill and the surrounding area is very interesting, it is not needed for this case. Providing so much information that is not relevant to the zone change may just take the commissioners down the wrong path for such an easy and non-controversial case. It is best to “hit the nail on the head” and stick to the context of the subject site and how the request would affect it and the immediately surrounding area.
 - a. The first 6 paragraphs under history and context can be taken out or condensed to one paragraph, if you’d like to keep some of that history in. The last 3 paragraphs is what we want to focus on in terms of the subject site and request at hand.

- C. Activity Center Scale and Intensity: This section is also very long and unnecessary. It is good to mention the comp plan designated activity centers and corridors in relation to the subject site and how the zone change would affect those designations. It is unnecessary to elaborate on how the Sawmill District is developing as an Activity Center, when it is not one. The ZMA request would not make this a designated activity center, so please try not to take the commission off topic and only focus on the request itself. It would be best to take that out.
- D. It is okay to mention the SWP MRA Plan, and how the request would implement goals and policies within the comp plan relating to the MRA plan. Please try to focus only on the request and how it would further goals within the MRA Plan and Comp Plan.

7) Justification Criteria, goals & policies: The following is based on information provided within the 1904 Bellamah justification letter, but please apply necessary examples and revisions to both of your justification letters.

- A. The task in a zone change justification is to choose applicable Goals and policies from the Comprehensive Plan and demonstrate how the request furthers (makes a reality) each applicable Goal and policy. Furthering is shown by providing explanations using “because” statements and tailoring the response to match the wording of the Goal or policy.
- B. Please note: Responding to the zone change criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:
 - i. answering the questions in the customary way (see examples).
 - ii. using conclusory statements such as “because_____”.
 - iii. re-phrasing the requirement itself in the response, and
 - iv. choosing an option when needed to respond to a requirement.
- C. Criterion A: It is unnecessary to provide a list of applicable goals and policies, since they are listed out with your responses further in the letter. This is just redundant. The short paragraph about the goals and policies provided are good enough.
- D. Responses to Criterion C: 2. and 3. are good. Please label these properly in the letter as to not confuse the commission.
- E. You have listed 36 applicable Goals. This is way too many. Please choose the most applicable goals and Policies and condense. I would cut this amount in half, since you are also providing goals from a second plan.
- F. For example, using goals and policies that you have provided, the typical way that we request responses to goals and policies within the comp plan are as follows:
 - i. Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

Applicant Response: example-The request enhances, protects, and preserves distinct communities by/because the subject site is within...and....

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

Applicant response: xxxxx

- ii. OR you can lump related goals & policies together:

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

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

Applicant Response: xxxxx

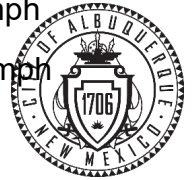
- iii. Whichever format you choose, please use one of these. It is important to write out the actual goal or policy so that the commission can read how it is applicable to the request and whether or not it is justified.
- G. Over all, your responses will be good, once you eliminate unnecessary goals and policies by choosing the most applicable to the request and fixing formatting.
- H. MRA Plan goals: If you choose to list out a response to each goal and how it is being met, please type out the actual goal, as asked above, so that the commission knows what the actual goal is.
- i. I would also be okay with you referring to the plan and the applicable goals and summarizing how they would be met. This could be condensed into a couple of paragraphs.
- I. Criterion d: Although it is necessary to provide a table comparing the existing permissive uses and permissive uses under the requested zone, please elaborate on how the requested zone would not be harmful to adjacent properties since the request is a “spot zone.” The response is partial because it mentions permissive uses (see the table) as required, but it doesn’t follow through with discussion of harmfulness to adjacent property, the neighborhood, or the community as required. The question of harm is not addressed, and that’s the core of the test in Criterion D.
- J. Criterion e: yes, it may have adequate capacity, but how?
- K. Criterion h: This response is off to a good start. A request to a spot zone must have sound justification for recommendation of approval. Your response to #1 is good I would just elaborate on the MX-M zone primarily and take out the other zone districts you mentioned. That is confusing.
- i. In your response to # 2 you state that the zone change is to its “highest and best use,” but how? Please expand on why the subject site not suitable for NR-LM uses or to the evolving mixed-use, residential character of the area.

NOTIFICATION

Bellamah Avenue
20th Street
**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**

25 mph

25 mph



PART I - PROCESS	28 April 2022	Rio Grande Blvd - Major Transit Corridor
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:		
Application Type: Zoning Map Amendment from NR-LM (non-residential light manufacturing) to MX-H (mixed use high).		
Decision-making Body: Environmental Planning Commission (EPC)		
Pre-Application meeting required: CABQ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Neighborhood meeting required: Sawmill Area Neighborhood Association (SANA)		
Mailed Notice required: 1904 Bellamah Ave NW <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Electronic Mail required: Rio Grande Blvd <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Approx. 800 feet		
Is this a Site Plan Application: 201 3rd St. NW Ste. 1150 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Note if yes, see second page</i>		
PART II - DETAILS OF REQUEST		
Address of property listed in application: 1904 Bellamah Ave NW		
Name of property owner: Heritage Real Estate Company		
Name of applicant: Heritage Real Estate Company		
Date, time, and place of public meeting: 2022-04-28 2:00 PM at 201 3rd St. NW Ste. 1150		
Public Zoom Video Conference: https://cabq.zoom.us/j/2269592859		
Address, phone number, or website for additional information: RBPlanning (505) 934-2690		
RBPlanning LLC, agent / Sawmill Bellamah Properties, LLC, applicant		
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE		
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property. X		
<input type="checkbox"/> Drawings, elevations, or other illustrations of this request.		
<input checked="" type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.		
<input checked="" type="checkbox"/> 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) May 4th 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.

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>

Date: Mon, Mar 7, 2022 at 4:48 PM

Subject: 1904 Bellamah Ave NW Neighborhood Meeting Inquiry

To: aperez@hhandr.com <aperez@hhandr.com>

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	City
Sawmill Area NA	Dina	Afek		dina.afek@gmail.com	
Sawmill Area NA	Jaime	Leanos		jaime.leanos@gmail.com	

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>. The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf. The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

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.

Adrian Perez <aperez@hhandr.com>

Wed, Mar 16, 4:27 PM



to jaime.leanos, Sara, bcc: me

Dear Jaime Leanos,

We are pleased to invite the Sawmill Area Neighborhood Association to a pre-submittal meeting regarding pending applications for two sites in the Sawmill District: one on Bellamah Ave, just west of Sawmill Market, and one on 20th Street south of Bellamah Ave and the Sawmill Market. The meeting will be held on Tuesday 05 April, 2022 at 6:00 pm at Hotel Chaco.

Please see the attached documents for more information, how to RSVP for the meeting, and location maps.

The other contact for your Association, Dina Afek, is receiving this same notice.

If you have any questions, please contact Sara Mancini, cc'd on this email (smancini@hhandr.com).

Sincerely,



Adrian Perez

President

[Heritage Hotels & Resorts](#)

O: 505.212.9143

M: 505.314.5152

aperez@hhandr.com

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

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

Date of Request*: 16 March 2022

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)*: Sawmill Area NA

Name of NA Representative*: Jaime Leanos

Email Address* or Mailing Address* of NA Representative¹: jaime.leanos@gmail.com

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: RSVP to smancini@hhandr.com (see below)

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:

Tuesday 05 April 2022 / 6:00 pm / Hotel Chaco, 2000 Bellamah Ave NW

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

1. Subject Property Address* 1904 Bellamah Ave NW
Location Description East side of 20th Street, south of Bellamah Ave and the Sawmill Market
2. Property Owner* Heritage Real Estate Company
3. Agent/Applicant* [if applicable] RBPlanning, agent for Heritage Real Estate Company
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*}:

Zone change from NR-LM (non-residential light manufacturing) to MX-H (mixed-use, high)

5. This type of application will be decided by^{*}: ☐ City Staff
OR at a public meeting or hearing by:
☒ Zoning Hearing Examiner (ZHE) - variance ☐ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☒ Environmental Planning Commission (EPC) - zone change
☐ City Council
6. Where more information about the project can be found^{4*}:
Sara Mancini, (505) 212-9143

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

1. Zone Atlas Page(s)^{5*} J-13 (see attached)
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:
Request for slight variance from CPO-12 design standard 14-16-3-4(M)(5)(c)1 for new buildings that will face the existing Hotel Chaco.
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] 3.9208
- b. IDO Zone District NR-LM to MX-H
- c. Overlay Zone(s) [if applicable] CPO-12
- d. Center or Corridor Area [if applicable] _____

2. Current Land Use(s) [vacant, if none] retail, warehouse, light manufacturing

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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Adrian Perez <aperez@hhandr.com>

Wed, Mar 16, 4:25 PM



to dina.afek, Sara, bcc: me

Dear Dina Afek,

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The other contact for your Association, Jaime Leanos, is receiving this same notice.

If you have any questions, please contact Sara Mancini, cc'd on this email (smancini@hhandr.com).

Sincerely,



Adrian Perez

President

[Heritage Hotels & Resorts](#)

O: 505.212.9143

M: 505.314.5152

aperez@hhandr.com

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

Date of Request*: 16 March 2022

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)*: Sawmill Area NA

Name of NA Representative*: Dina Afek

Email Address* or Mailing Address* of NA Representative¹: dina.afek@gmail.com

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: RSVP to smancini@hhandr.com (see below)

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:

Tuesday 05 April 2022 / 6:00 pm / Hotel Chaco, 2000 Bellamah Ave NW

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

1. Subject Property Address* 1904 Bellamah Ave NW
Location Description East side of 20th Street, south of Bellamah Ave and the Sawmill Market
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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*}:

Zone change from NR-LM (non-residential light manufacturing) to MX-H (mixed-use, high)

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OR at a public meeting or hearing by:
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6. Where more information about the project can be found^{4*}:
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☐ Deviation(s) ☒ Variance(s) ☐ Waiver(s)
Explanation:
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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.

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- ☐ 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] 3.9208
- b. IDO Zone District NR-LM to MX-H
- c. Overlay Zone(s) [if applicable] CPO-12
- d. Center or Corridor Area [if applicable] _____

2. Current Land Use(s) [vacant, if none] retail, warehouse, light manufacturing

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>

Public Notice of Proposed Zoning Map Amendment - 20th Street



Russell B <rbplanning505@gmail.com>

Thu, Apr 28, 11:56 AM (5 days ago)



to jaime.leanos ▾

Dear Jaime Leanos,

We are pleased to notify the SANA that we are submitting a Zoning Map Amendment application for a site in the Sawmill District on 20th Street, south of the Sawmill Market.

Please see the attached documents for more information about the request to be heard by the Environmental Planning Commission.

The other contact for your Association, Dina Afek, is receiving this same notice.

If you have any questions, please contact me.

Sincerely,

Russell Brito

RBPlanning

2 Attachments



Public Notice of Proposed Zoning Map Amendment - 20th Street



Russell B <rbplanning505@gmail.com>

Thu, Apr 28, 11:56 AM (5 days ago)



to dina.afek ▾

Dear Dina Afek,

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The other contact for your Association, Jaime Leanos, is receiving this same notice.

If you have any questions, please contact me.

Sincerely,

Russell Brito

RBPlanning

2 Attachments



(This document is signed by Russell B. Brito)

Public Notice of a Proposed Project in the City of Albuquerque
for Policy Decision Makers/Forward to a Neighborhood Association

City of Albuquerque - 28 April 2022

We notice of an application for a proposed project is provided as required by proposed Amendment

Ordinance 2021-001 (see [https://www.ci.albuquerque.nm.us/2021/04/28/2021-001-Ordinance-2021-001/](#))

Neighborhood Association (NA) - Russell B. Brito (rbplanning505@gmail.com)

Name of the Representative - Dina Afek

City of Albuquerque - Planning & Development - 2021-001-Ordinance-2021-001

City of Albuquerque - Planning & Development - 2021-001-Ordinance-2021-001

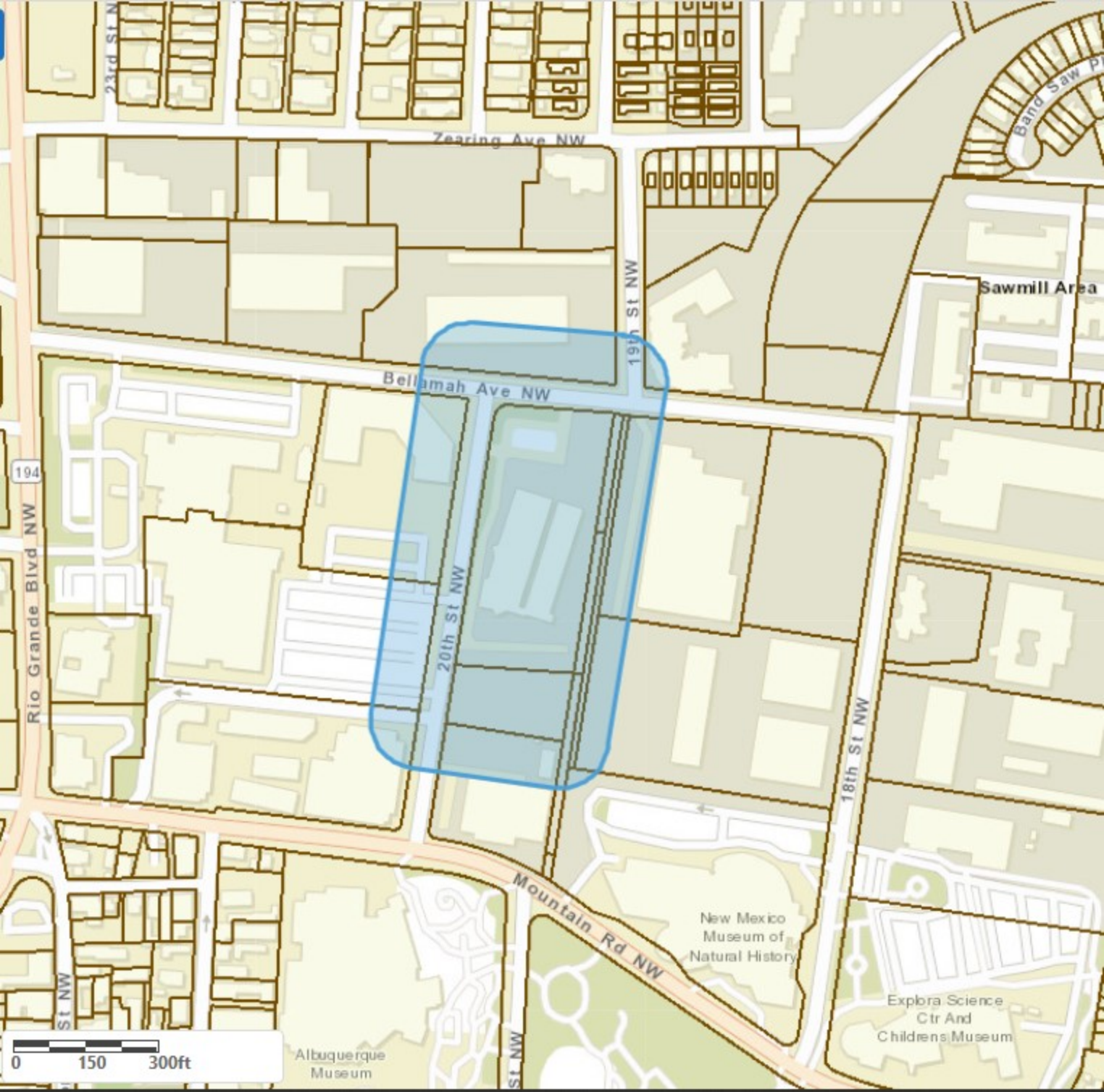
City of Albuquerque - Planning & Development - 2021-001-Ordinance-2021-001



Emailed-Mailed-No...



J-13 - 20th Street....



Band Saw Pl

Sawmill Area

Zearing Ave NW

19th St NW

Bellamah Ave NW

20th St NW

18th St NW

Mountain Rd NW

New Mexico
Museum of
Natural History

Explora Science
Ctr And
Children's Museum

Albuquerque
Museum

194

Rio Grande Blvd NW

St NW



Owner

SAWMILL BELLAMAH PROPERTIES LLC
BERNALILLO COUNTY C/O COUNTY MANAGER
EXPLORA SCIENCE CENTER & CHILDRENS MUSEUM OF ALBQ
JENKINS THOMAS C C/O REA MANAGEMENT LLC
SAWMILL BELLAMAH PROPERTIES LLC
RIO GRANDE HOTEL INVESTMENT LLC & ETAL
EXPLORA EDUCATIONAL DEV LLC
NATURAL HISTORY MUSEUM DIV OF THE OFF CULTURAL AFF
SAWMILL COMMUNITY LAND TRUST (SCLT)

Owner Address

201 3RD ST NW SUITE 1150
415 SILVER AVE SW
1701 MOUNTAIN RD NW
PO BOX 4397
201 3RD ST NW SUITE 1150
800 RIO GRANDE BLVD NW
1701 MOUNTAIN RD NW
1801 MOUNTAIN RD NW
990 18TH ST NW

Owner Address 2

ALBUQUERQUE NM 87102-4493

ALBUQUERQUE NM 87102-3225

ALBUQUERQUE NM 87104

ALBUQUERQUE NM 87196-4397

ALBUQUERQUE NM 87102-3370

ALBUQUERQUE NM 87104

ALBUQUERQUE NM 87104

ALBUQUERQUE NM 87104-1375

ALBUQUERQUE NM 87104-2053

HERITAGE
— REAL ESTATE COMPANY, LLC —
201 Third St. NW, Suite 1150,
Albuquerque, NM 87102

FIRST-CLASS



US POSTAGESM PITNEY BOWES
ZIP 87102 \$ 000.53⁰
02 7H
0001325679 APR 29 2022

Sawmill Bellamah Properties LLC
201 3rd St NW Suite 1150
Albuquerque, NM 87102-4493

HERITAGE
— REAL ESTATE COMPANY, LLC —
201 Third St. NW, Suite 1150,
Albuquerque, NM 87102

FIRST-CLASS



US POSTAGESM PITNEY BOWES
ZIP 87102 \$ 000.53⁰
02 7H
0001325679 APR 29 2022

Bernalillo County c/o County Manager
415 Silver Ave SW
Albuquerque, NM 87102-3225

HERITAGE
— REAL ESTATE COMPANY, LLC —
201 Third St. NW, Suite 1150,
Albuquerque, NM 87102

FIRST-CLASS



US POSTAGESM PITNEY BOWES
ZIP 87102 \$ 000.53⁰
02 7H
0001325679 APR 29 2022

Explora Science Center &
Childrens Museum of ALBQ
1701 Mountain Rd NW
Albuquerque, NM 87104

HERITAGE
— REAL ESTATE COMPANY, LLC —
201 Third St. NW, Suite 1150,
Albuquerque, NM 87102

FIRST-CLASS



US POSTAGESM PITNEY BOWES
ZIP 87102 \$ 000.53⁰
02 7H
0001325679 APR 29 2022

Jenkins Thomas C c/o REA Management LLC
P.O. Box 4397
Albuquerque, NM 87196-4397

HERITAGE
— REAL ESTATE COMPANY, LLC —
201 Third St. NW, Suite 1150,
Albuquerque, NM 87102

FIRST-CLASS



US POSTAGESM PITNEY BOWES
ZIP 87102 \$ 000.53⁰
02 7H
0001325679 APR 29 2022

Rio Grande Hotel Investment LLC & ETAL
800 Rio Grande Blvd NW
Albuquerque, NM 87104

HERITAGE
— REAL ESTATE COMPANY, LLC —
201 Third St. NW, Suite 1150,
Albuquerque, NM 87102

FIRST-CLASS



US POSTAGESM PITNEY BOWES
ZIP 87102 \$ 000.53⁰
02 7H
0001325679 APR 29 2022

Explora Educational Dev LLC
1701 Mountain Rd NW
Albuquerque, NM 87104

HERITAGE
— REAL ESTATE COMPANY, LLC —
201 Third St. NW, Suite 1150,
Albuquerque, NM 87102

FIRST-CLASS



US POSTAGESM PITNEY BOWES
ZIP 87102 \$ 000.53⁰
02 7H
0001325679 APR 29 2022

Sawmill Bellamah Properties LLC
201 3rd St NW Suite 1150
Albuquerque, NM 87102-3370

HERITAGE
— REAL ESTATE COMPANY, LLC —
201 Third St. NW, Suite 1150,
Albuquerque, NM 87102

FIRST-CLASS



US POSTAGESM PITNEY BOWES
ZIP 87102 \$ 000.53⁰
02 7H
0001325679 APR 29 2022

Natural History Museum Div of the
Off Cultural Aff
1801 Mountain Rd NW
Albuquerque, NM 87104-1375

HERITAGE
— REAL ESTATE COMPANY, LLC —
201 Third St. NW, Suite 1150,
Albuquerque, NM 87102

FIRST-CLASS



US POSTAGESM PITNEY BOWES
ZIP 87102 \$ 000.53⁰
02 7H
0001325679 APR 29 2022

Sawmill Community Land Trust (SCLT)
990 18th St NW
Albuquerque, NM 87104-2053

[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**

Please disregard prior Notice as it listed an incorrect property owner.

Date of Notice*: 29 April 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*: Explora Educational Dev. LLC

Mailing Address*: 1701 Mountain Rd. NW, Albuquerque, NM 87104

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

1. Subject Property Address* 1904 Bellamah Ave NW
Location Description East side of 20th Street, south of Bellamah Avenue
2. Property Owner* Sawmill Bellamah Properties, LLC
3. Agent/Applicant* [if applicable] RBPlanning
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 from NR-LM (non-residential light manufacturing) to
MX-H (mixed use high)

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*: June 16, 2022 / 8:40AM

Location*²: Public Zoom Video Conference: <https://cabq.zoom.us/j/2269592859>

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:

Sara Mancini, (505) 212-9143

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

1. Zone Atlas Page(s)*⁴ J-13
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*:

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:

Representatives of the Sawmill Area and Downtown Neighborhood Associations
attended a pre-submittal Neighborhood Meeting at Hotel Chaco on Tuesday
April 05, 2022. They voiced support for the application and the contemplated
redevelopment projects. Although several questions were asked, there were
no expressed areas of concern.

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] 3.9208 acres
 2. IDO Zone District Existing: NR-LM Proposed: MX-H
 3. Overlay Zone(s) [if applicable] CPO-12
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] retail, warehouse, light manufacturing
-

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

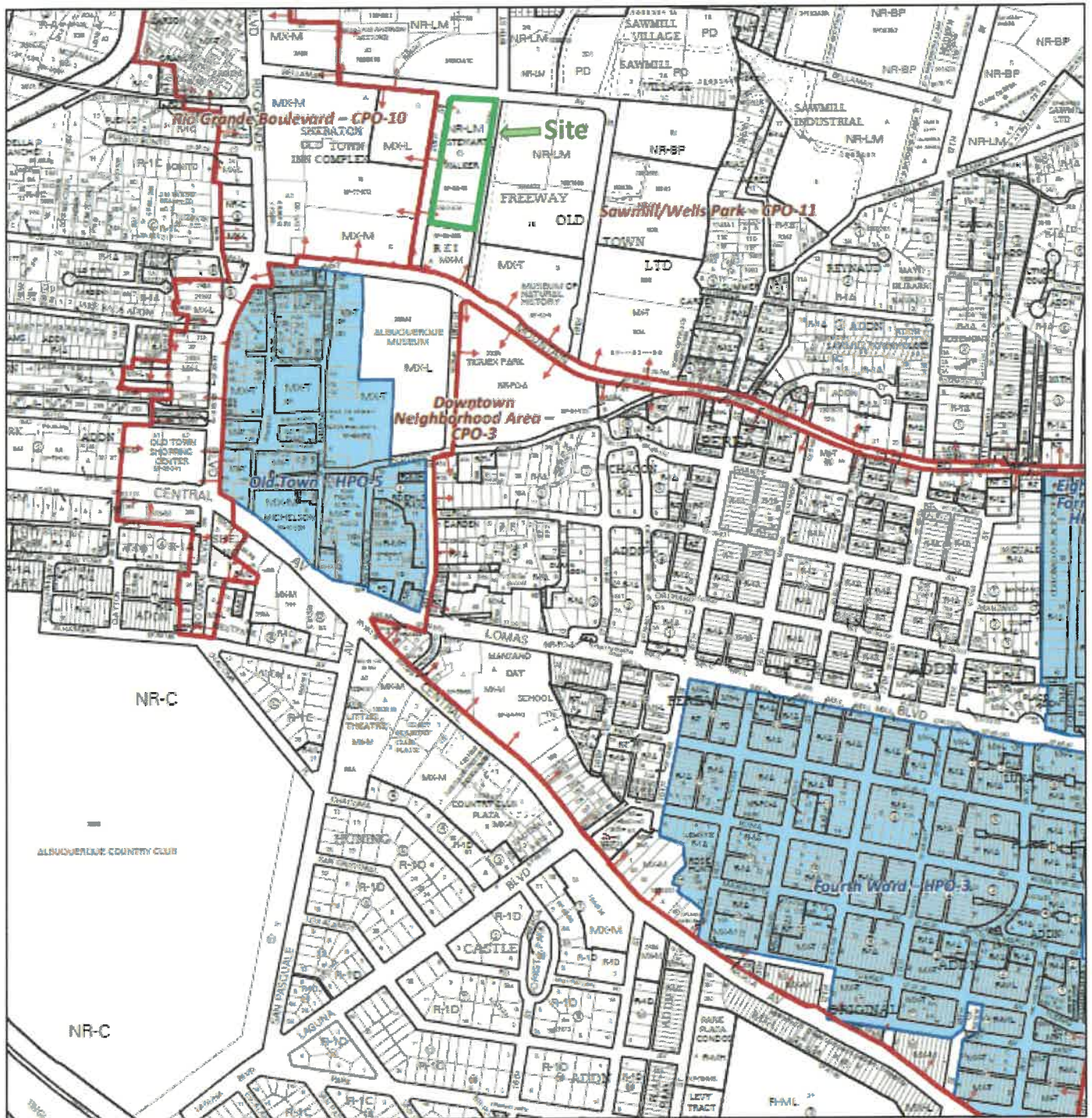
Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

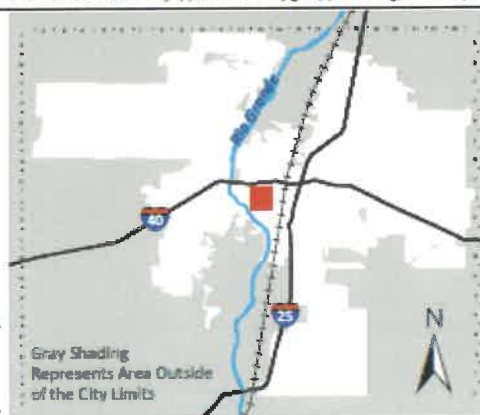


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Zone Atlas Page:
J-13-Z

- Easement
- 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
- Escarpment

Gray Shading
Represents Area Outside
of the City Limits

0 250 500 1,000 Feet

[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**

Please disregard prior Notice as it listed an incorrect property owner.

Date of Notice*: 29 April 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*: Bernalillo County c/o County manager

Mailing Address*: 415 Silver Ave SW, Albuquerque, NM 87102-3225

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

1. Subject Property Address* 1904 Bellamah Ave NW
Location Description East side of 20th Street, south of Bellamah Avenue
2. Property Owner* Sawmill Bellamah Properties, LLC
3. Agent/Applicant* [if applicable] RBPlanning
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 from NR-LM (non-residential light manufacturing) to

MX-H (mixed use high)

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*: June 16, 2022 / 8:40AM

Location*²: Public Zoom Video Conference: <https://cabq.zoom.us/j/2269592859>

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}:

Sara Mancini, (505) 212-9143

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

1. Zone Atlas Page(s)^{*4} J-13
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^{*}:

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:

Representatives of the Sawmill Area and Downtown Neighborhood Associations
attended a pre-submittal Neighborhood Meeting at Hotel Chaco on Tuesday
April 05, 2022. They voiced support for the application and the contemplated
redevelopment projects. Although several questions were asked, there were
no expressed areas of concern.

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] 3.9208 acres
 2. IDO Zone District Existing: NR-LM Proposed: MX-H
 3. Overlay Zone(s) [if applicable] CPO-12
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] retail, warehouse, light manufacturing

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://tinurl.com/idozoningmap>

[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**

Please disregard prior Notice as it listed an incorrect property owner.

Date of Notice*: 29 April 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*: Jenkins Thomas C c/o REA Management LLC

Mailing Address*: PO Box 4397, Albuquerque, NM 87196-4397

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

1. Subject Property Address* 1904 Bellamah Ave NW
Location Description East side of 20th Street, south of Bellamah Avenue
2. Property Owner* Sawmill Bellamah Properties, LLC
3. Agent/Applicant* [if applicable] RBPlanning
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 from NR-LM (non-residential light manufacturing) to

MX-H (mixed use high)

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*: June 16, 2022 / 8:40AM

Location*²: Public Zoom Video Conference: <https://cabq.zoom.us/j/2269592859>

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

² Physical address or Zoom link

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Sara Mancini, (505) 212-9143

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1. Zone Atlas Page(s)^{*4} J-13
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☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation^{*}:

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From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 3.9208 acres
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Useful Links

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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



[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**

Please disregard prior Notice as it listed an incorrect property owner.

Date of Notice*: 29 April 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*: Natural History Museum Div of the Off Cultural Aff

Mailing Address*: 1801 Mountain Rd. NW, Albuquerque, NM 87104-1375

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

1. Subject Property Address* 1904 Bellamah Ave NW
Location Description East side of 20th Street, south of Bellamah Avenue
2. Property Owner* Sawmill Bellamah Properties, LLC
3. Agent/Applicant* [if applicable] RBPlanning
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 from NR-LM (non-residential light manufacturing) to

MX-H (mixed use high)

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*: June 16, 2022 / 8:40AM

Location*: Public Zoom Video Conference: <https://cabq.zoom.us/j/2269592859>

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² Physical address or Zoom link

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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}:

Sara Mancini, (505) 212-9143

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

1. Zone Atlas Page(s)^{*4} J-13
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
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[Note: Items with an asterisk (*) are required.]

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- Current Land Use(s) [vacant, if none] retail, warehouse, light manufacturing
-

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

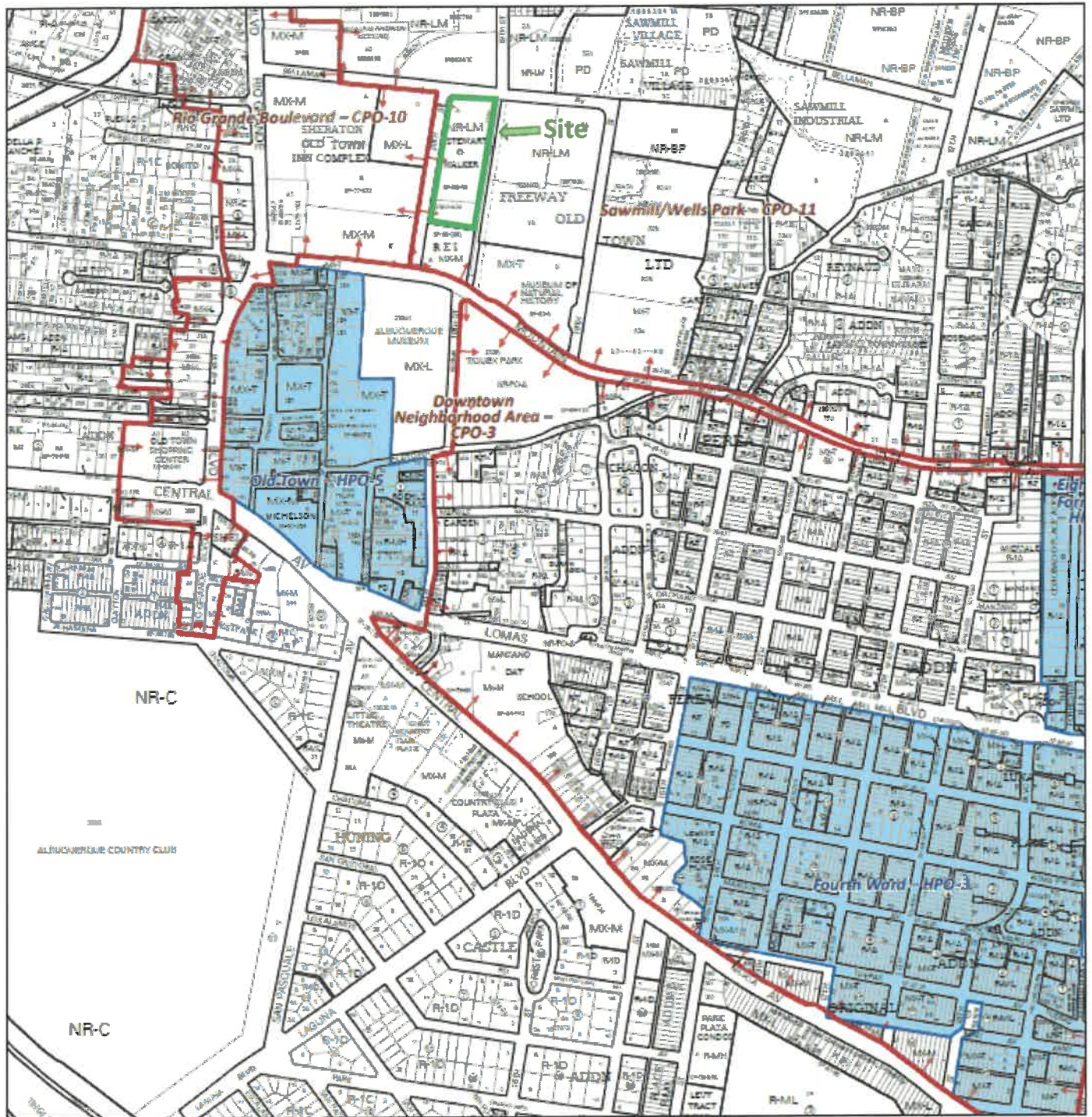
Integrated Development Ordinance (IDO):

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IDO Interactive Map

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

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).



Zone Atlas Page:
J-13-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

0 250 500 1,000 Feet

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

**Public Notice of a Proposed Project in the City of Albuquerque
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Date of Notice*: 29 April 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*: Explora Science Center & Childrens Museum of ALBQ

Mailing Address*: 1701 Mountain Rd. NW, Albuquerque, NM 87104

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

1. Subject Property Address* 1904 Bellamah Ave NW
Location Description East side of 20th Street, south of Bellamah Avenue
2. Property Owner* Sawmill Bellamah Properties, LLC
3. Agent/Applicant* [if applicable] RBPlanning
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 from NR-LM (non-residential light manufacturing) to

MX-H (mixed use high)

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:

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Date/Time*: June 16, 2022 / 8:40AM

Location*²: Public Zoom Video Conference: <https://cabq.zoom.us/j/2269592859>

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

Sara Mancini, (505) 212-9143

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

1. Zone Atlas Page(s)*⁴ J-13
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*:

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:

Representatives of the Sawmill Area and Downtown Neighborhood Associations
attended a pre-submittal Neighborhood Meeting at Hotel Chaco on Tuesday
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[Note: Items with an asterisk (*) are required.]

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 3.9208 acres
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 3. Overlay Zone(s) [if applicable] CPO-12
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] retail, warehouse, light manufacturing

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

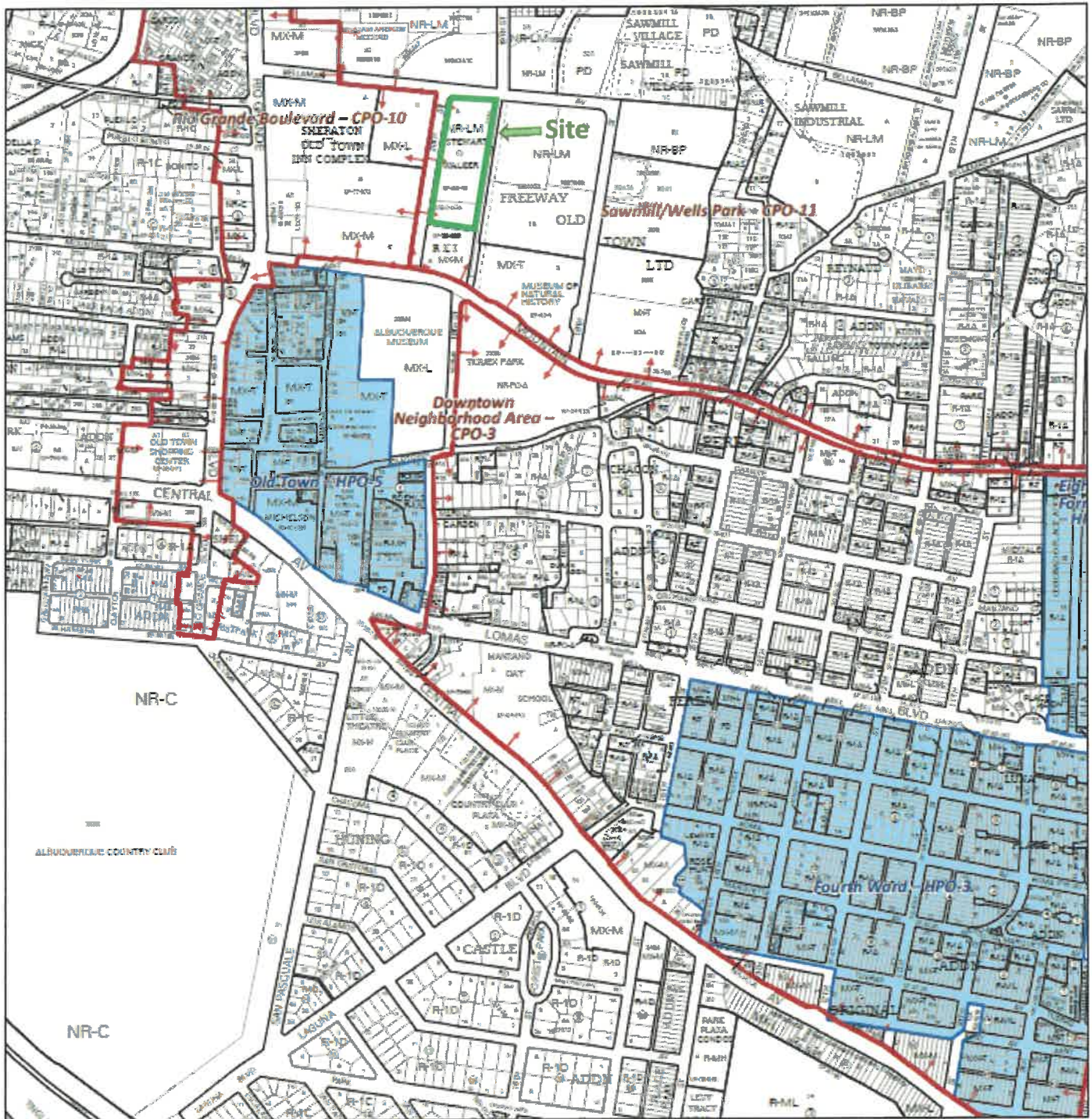
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<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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



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

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).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
J-13-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

0 250 500 1,000 Feet

[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**

Please disregard prior Notice as it listed an incorrect property owner.

Date of Notice*: 29 April 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*: Sawmill Bellamah Properties LLC

Mailing Address*: 201 3rd St. NW Suite 1150, Albuquerque, NM 87102-3370

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

1. Subject Property Address* 1904 Bellamah Ave NW
Location Description East side of 20th Street, south of Bellamah Avenue
2. Property Owner* Sawmill Bellamah Properties, LLC
3. Agent/Applicant* [if applicable] RBPlanning
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 from NR-LM (non-residential light manufacturing) to
MX-H (mixed use high)

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*: June 16, 2022 / 8:40AM

Location*: Public Zoom Video Conference: <https://cabq.zoom.us/j/2269592859>

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}:

Sara Mancini, (505) 212-9143

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

1. Zone Atlas Page(s)^{*4} J-13
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^{*}:

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

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Representatives of the Sawmill Area and Downtown Neighborhood Associations
attended a pre-submittal Neighborhood Meeting at Hotel Chaco on Tuesday
April 05, 2022. They voiced support for the application and the contemplated
redevelopment projects. Although several questions were asked, there were
no expressed areas of concern.

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] 3.9208 acres
 2. IDO Zone District Existing: NR-LM Proposed: MX-H
 3. Overlay Zone(s) [if applicable] CPO-12
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] retail, warehouse, light manufacturing

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

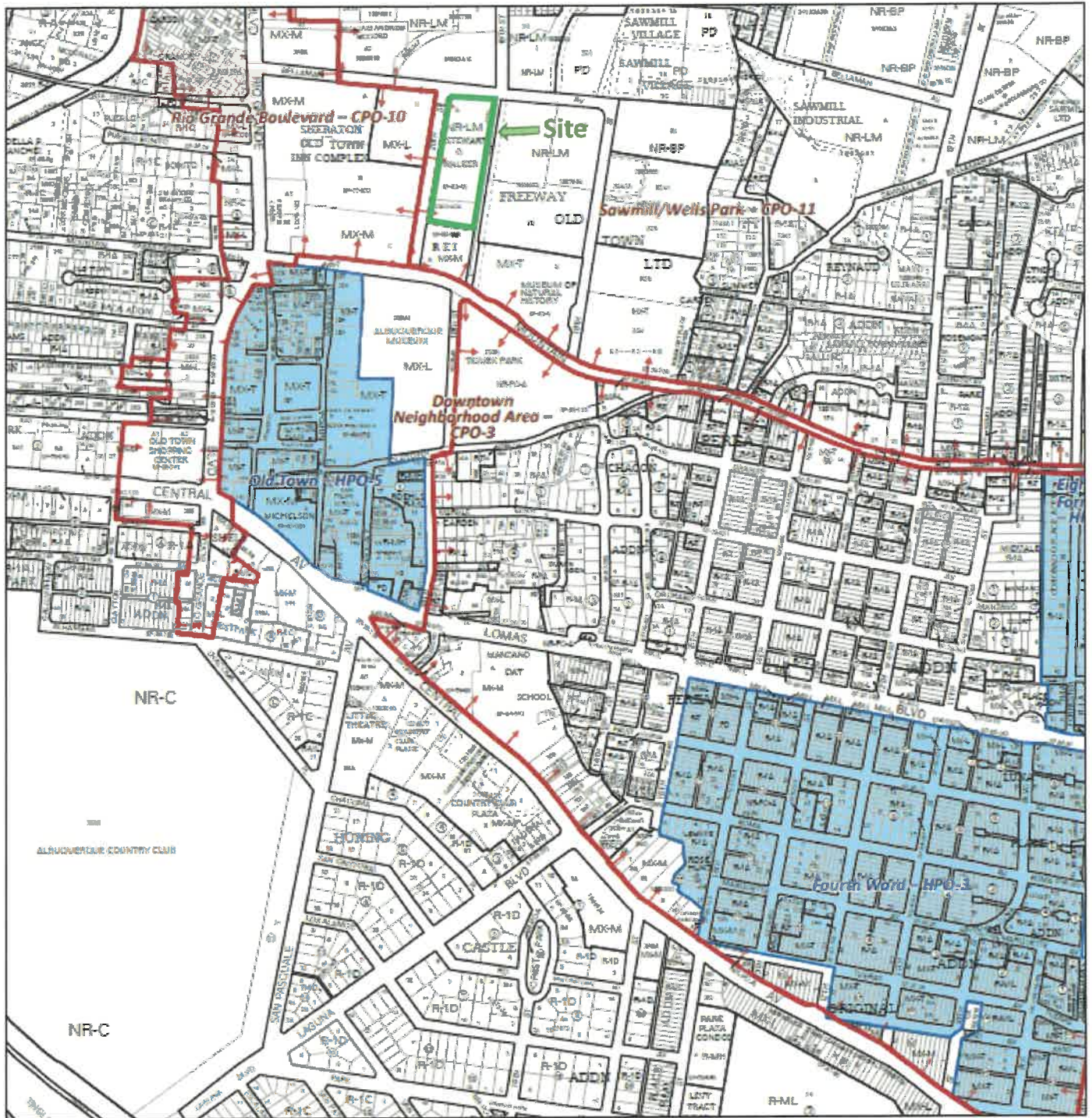
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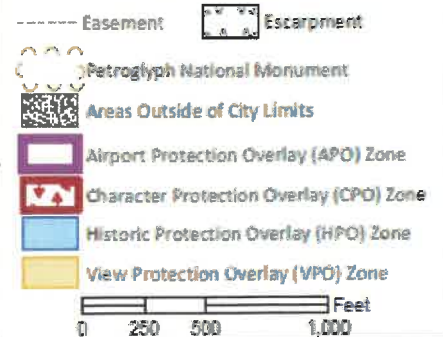
IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
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Zone Atlas Page:
J-13-Z



[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**

Please disregard prior Notice as it listed an incorrect property owner.

Date of Notice*: 29 April 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*: Sawmill Bellamah Properties LLC

Mailing Address*: 201 3rd St. NW Suite 1150, Albuquerque, NM 87102-4493

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

1. Subject Property Address* 1904 Bellamah Ave NW
Location Description East side of 20th Street, south of Bellamah Avenue
2. Property Owner* Sawmill Bellamah Properties, LLC
3. Agent/Applicant* [if applicable] RBPlanning
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 from NR-LM (non-residential light manufacturing) to

MX-H (mixed use high)

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*: June 16, 2022 / 8:40AM

Location*²: Public Zoom Video Conference: <https://cabq.zoom.us/j/2269592859>

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}:

Sara Mancini, (505) 212-9143

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

1. Zone Atlas Page(s)^{*4} J-13
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Explanation^{*}:

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

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Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 3.9208 acres
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 3. Overlay Zone(s) [if applicable] CPO-12
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] retail, warehouse, light manufacturing
-

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Useful Links

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

IDO Interactive Map

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Date of Notice*: 29 April 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*: Rio Grande Hotel Investment LLC & ETAL

Mailing Address*: 800 Rio Grande Blvd. NW, Albuquerque, NM 87104

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

1. Subject Property Address* 1904 Bellamah Ave NW
Location Description East side of 20th Street, south of Bellamah Avenue
2. Property Owner* Sawmill Bellamah Properties, LLC
3. Agent/Applicant* [if applicable] RBPlanning
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

☒ Zoning Map Amendment

☐ Other: _____

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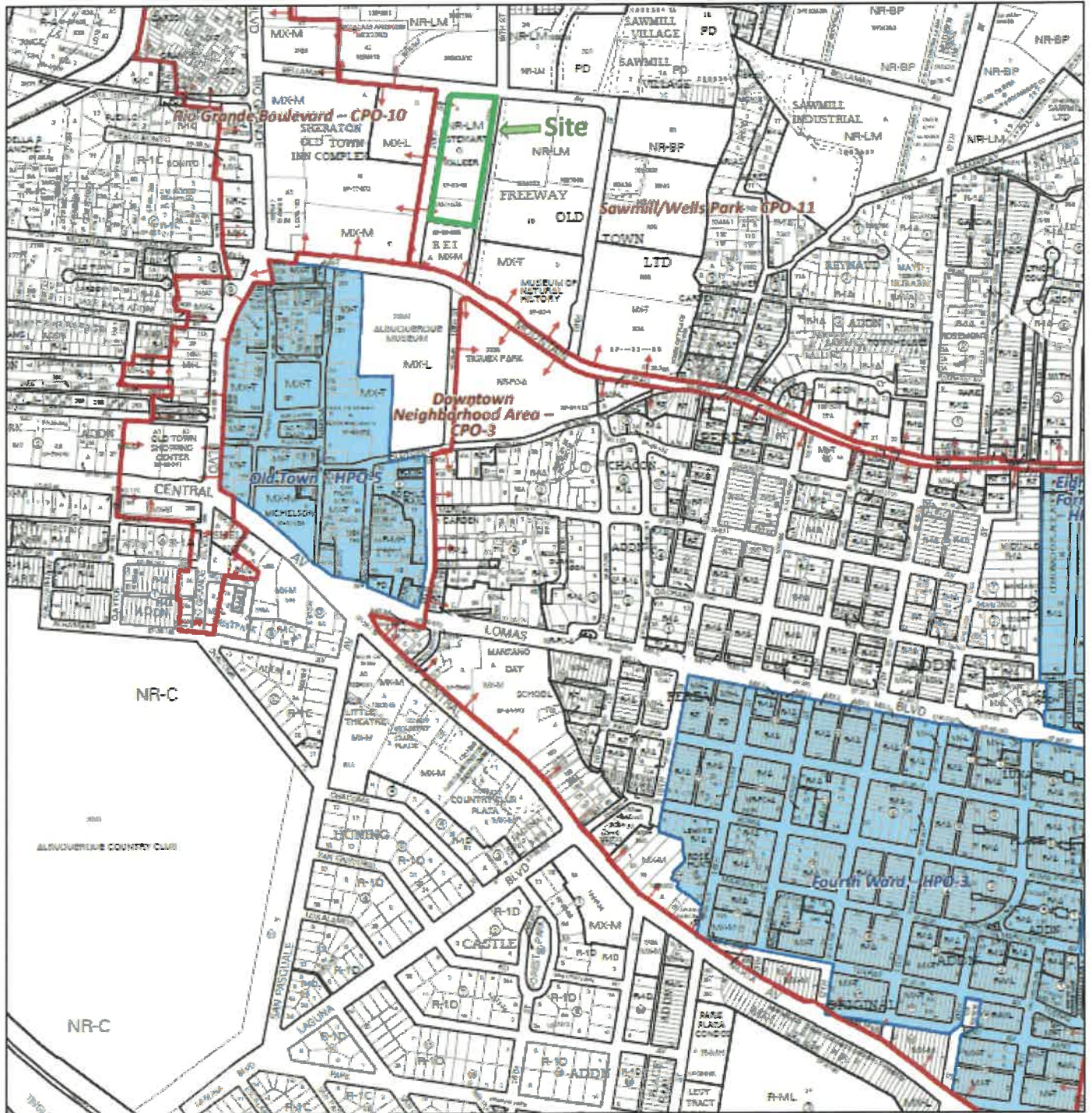
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Zone Atlas Page:
J-13-Z

- 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

0 250 500 1,000 Feet

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Property Owner within 100 feet*: Sawmill Community Land Trust (SCLT)

Mailing Address*: 990 18th St. NW, Albuquerque, NM 87104-2053

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

1. Subject Property Address* 1904 Bellamah Ave NW
Location Description East side of 20th Street, south of Bellamah Avenue
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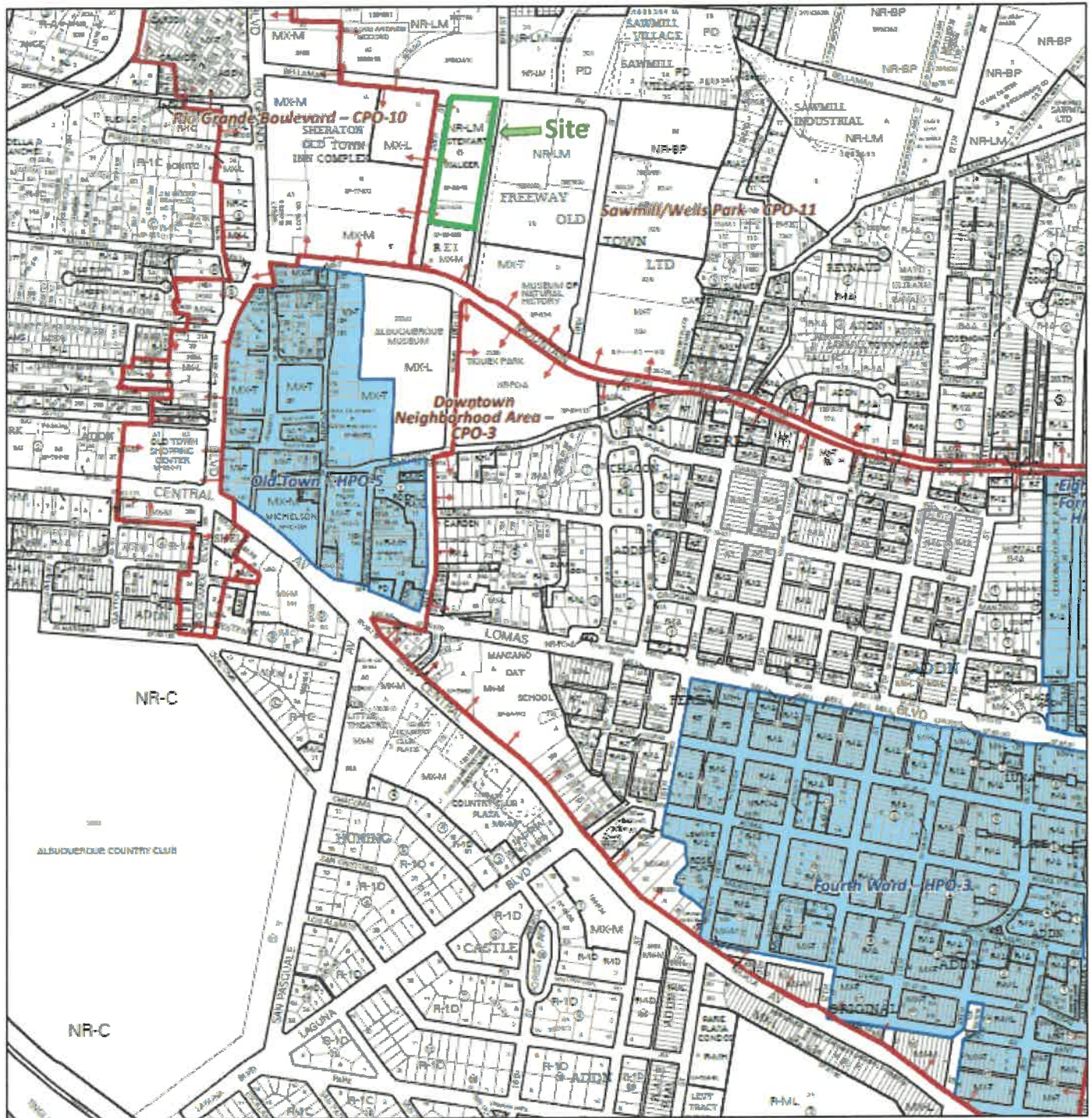
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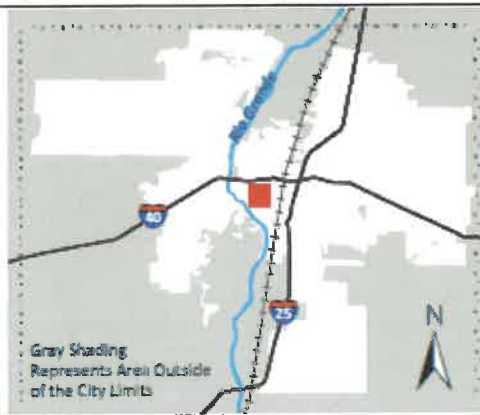


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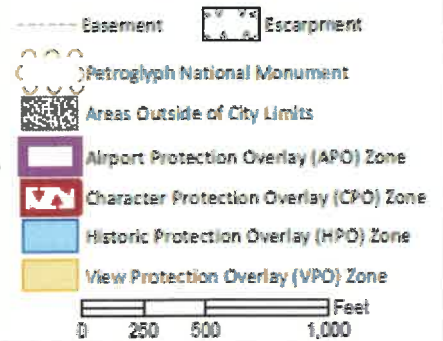
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J-13-Z



FACILITATED MEETING REPORT

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

HOTEL CHACO – ABQ SAWMILL DISTRICT

Project: Hotel Chaco - Zone Change/Variance Pre-Application

Property Description/Address: 1904 and 1921 Bellamah Ave. NW

Date Submitted: April 6, 2022

Submitted By: Jocelyn M. Torres

Meeting Date/Time: April 5, 2022, 6:00-8:00 pm

Meeting Location: Hotel Chaco, 2000 Bellamah Ave. NW.

Facilitator: Jocelyn M. Torres, Land Use Facilitator

Applicant: Horizon Real Estate; Jim Long, Heritage Hotels & Resorts CEO (Horizon)

Agent: Russell Brito, RBPlanning

Neighborhood Associations/Interested Parties: Sawmill District NA; Downtown NA; Sawmill Market Vendors; Neighbors.

Background Summary:

In 2017, Horizon renovated Hotel Albuquerque and opened Hotel Chaco. The Sawmill District was built within an existing warehouse building and opened in March, 2020. Horizon's developments are intended to add to the City's ambiance and Old Town's heritage. Business development, jobs and other local economic benefits have resulted from this development. Horizon's expansion is intended to enhance the existing communal design and amenities.

This was a Pre-Application meeting regarding a planned zone change from NR-LM (non-residential light manufacturing) to MX-H (mixed-use high intensity). Horizon is also requesting setback and height variances from the Integrated Development Ordinance (IDO) CPO-12 design standards. The three intended buildings include: Hotel (118 guest rooms) 1904 Bellamah NW; Chaco Residential/Hotel (97 units) and Residential Apartments (101 units) – 1921 Bellamah NW. Each building will have balconies and lower level retail space and parking.

Outcomes:

- **Areas of Agreement:**
- Participants voiced support for the contemplated development.
- **Areas of Concern:**
- Although several questions were asked, there were no expressed areas of concern.

Introduction:

Jim Long.

Mr. Long presented a map demonstrating the property to be located at 1904 and 1921 Bellamah NW. It is within the Sawmill District and near Hotel Chaco. It is also bordered by Mountain Road and Rio Grande Boulevard. Old Town is located south of Mountain and east of Rio Grande.

Hotel Chaco brought in 150 jobs and is often frequented by actors and film producers. The Sawmill Market brought in 250 new jobs; 32 food and beverage venues; economic opportunities; and new life to an old building. Hotel Albuquerque renovations focused on enhancing the territorial design. Local brands and opportunities are currently promoted and are intended for future development. Horizon is providing opportunities for New Mexico residents and visitors to live, work and play in the same vicinity. It also intends to beautify surrounding streets and pedestrian walkways and hopes to minimize the use of asphalt.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

HOTEL CHACO – ABQ SAWMILL DISTRICT

The new hotel will be louder than Hotel Chaco, which has a very calm atmosphere. The residential hotel will be located next to the market rate apartments. Those two buildings will be separated by a European style plaza. All three buildings are designed to conform to the state's geological character. The building design is meant to depict the stratification of mesa erosion and to capture the sun at different angles. One residential building is shaped like Shiprock. Each building has balconies as well as ground floor retail space and underground parking. Additional parking will be located in a separate lot.

The federal government has designated this as a redevelopment district. The zone change is required because the intended use does not conform to the prior nonresidential light manufacturing designation. The variance is required to build upper levels closer to the street and to increase the building height by two feet.

Felicia Meyer and Seth Beckley – Hawt Pizza: When the Sawmill District opened in March, 2020 was when Covid 19 hit. We started our business nine days after the market opened. Although we briefly served curbside, we were forced to close due to Covid. We reopened in July, 2021 and our pizza business has thrived ever since. Albuquerque needs open air patio markets like Sawmill. Horizon has created a legacy and a platform for new business expansion.

Roxsuelic and Laura Castellanos - Cachos Latin Flavor: I arrived from Caracas, Venezuela seven years ago and started my restaurant business five years ago. I make empanadas with unique Latin flavors. When I saw an advertisement for the Sawmill Market I thought: "I want to be there!" I put in a proposal that was accepted. Sawmill is modern and vibrant. I am grateful to be here. I want to let everyone know that we are here. We are passionate people and have a lot to share. I also acknowledge Jim Long's support.

Jason Doan – Kilantro (Vietnamese Cuisine): I came here as an immigrant with my mom and sister. I noticed that the Sawmill Market was diverse with many options. I remembered how to make a business proposal from one of my high school classes. When I made the proposal Jim accepted it. All the necessary equipment was in place when we started our restaurant on November 24, 2021. We started in a very small room with six employees. We have now expanded, with 24 employees and a preparation kitchen. I pray every Friday and Saturday that I will be able to handle the workload because we are so busy. We have long lines and our volume has increased. Jim Long has used the Sawmill Market as a way to help people like myself that are going through hard times.

Meeting Specifics: *Neighbor questions and comments are in Italics.* Answers are not italicized.

1) Zone Change Application.

- a) *Q: Is the (MX-H) zone change required for all three buildings? What is the zoning for Hotel Chaco?*
A: Hotel Chaco was zoned as C3 commercial prior to the passage of the IDO overlay. Although that ordinance included a widespread effort, certain segments have to be rezoned to meet current needs.
C: We intend to break ground in January 2023. The second building will commence two months later (March, 2023) and the third will start two months after that (May, 2023). The entire building project will take two years.

2) Mama's Minerals.

- a) *Q: Will Spur Line Supply and Mama's Minerals be moved?*
A: Yes. They may be moved to the prior charter school space.

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT
HOTEL CHACO – ABQ SAWMILL DISTRICT

3) Local Products.

a) *Q: Will the retail still be local?*

A: Absolutely. We will use the Sawmill Market process.

4) Growers' Market or Soccer Field.

a) *Q: Will there be a growers' market?*

A: I don't have high hopes for that.

b) *Q: What about a soccer field?*

A: Tiguex Park is across the street.

5) Parking.

a) *Q: Will there be enough parking?*

A: We will likely need a parking structure.

b) *Q: Will the parking be open to everyone or closed off?*

A: It will be open parking. We can possibly close off some streets for events.

6) Old Town Improvements.

a) *Q: What about the ten million dollars being granted for Old Town improvements?*

A: The money is intended for proposals that are shovel ready. Rio Grande, I-40 and Mountain Road will be improved as a better gateway to Old Town. Bellamah and 20th might see some pedestrian walkways.

b) *Q: Is it too late to get in?*

A: It is only intended for roadways.

c) *Q: What about getting a roundabout?*

A: That is unlikely. The roundabout itself will cost five million dollars and will require design work to get started.

7) Comparisons.

a) *Q: Will this be like Scottsdale?*

A: It is more like 16th Street in Denver or the North Denver RiNo District. Those zones have residential apartments but no ground floor retail. Here we will have a unique environment so the businesses can thrive.

8) Design.

a) *Q: What is the argument for this design?*

A: People can live, work and shop in their immediate environment. The streets don't have to be choked with traffic. There is no need for constant ingress and egress. People don't always have to use cars. Density in urban design slows down traffic.

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT
HOTEL CHACO – ABQ SAWMILL DISTRICT

9) Apartment Leases, Furnishings, Amenities and Market Rate.

a) *Q: Will the apartments have short or long term leases?*

A: The hotel residence building will have short term stays. The apartment building will have short and long term leases. A longer lease allows a family to customize the apartment.

b) *Q: Will the apartments be furnished?*

A: Only the hotel residence units will be furnished. Those stays will include one week to a year. All buildings will have amenities.

c) *Q: How much will be charged for the apartments?*

A: We'll study market rate comparisons as of the time they are built.

Anticipated Application and Hearing timetable: EPC Zone Change and ZHE Variance.

Horizon expects to file the applications in April, 2022. There are currently no set dates.

Names & Affiliations of Attendees and Interested Parties:

Jim Long	Horizon (HHR) CEO
Adrian Perez	HHR President
Sarah Mancini	HHR
Russell Brito	Agent
Peter Rice	Downtown ABQ News
J.J. Mancini	Downtown NA
Mari Kempton	Sawmill Area NA
Felicia Meyer	Hawt Pizza
Seth Beckley	Hawt Pizza
Jason Doan	Kilantro
Nealy Koncilja	Kilantro
Anderson Barreto	Cachos Latin Flavor
Ron Mienezky	
Cavilieri	Cachos Latin Flavor
Laura Castellanos	Cachos Latin Flavor
Roxsuelic	Cachos Latin Flavor
Jocelyn M. Torres	Land Use Facilitator
Tyson Hummell	CABQ ADR Coordinator

LETTERS

**ETG Properties, LLC
PO Box 26207
Albuquerque, NM 87125**

July 5, 2022

CABQ Planning Department
EPC Chairman MacEachen
600 2nd Street NW
Albuquerque, NM 87102

RE: Letter of Support for Heritage Real Estate Company's Request for Zoning Map Amendment
- 1904 Bellamah Ave NW: PR-2022-007153 / RZ-2022-00028
- 1921 Bellamah Ave NW: PR-2022-007155 / RZ-2022-00029

Chairman MacEachen and Commissioners:

We received the public notice for the above-mentioned hearings before the EPC on July 21, 2022 since we own the property located at 2200 Zearing NW (which shares a boundary with the 1921 Bellamah property). We met with representatives of the Heritage Real Estate Company, and they shared with us their vision for the Sawmill District.

The redevelopment of the two sites at 1904 and 1921 Bellamah NW will further establish and stabilize the Sawmill District as an emerging activity center. These future MX-H projects will also be catalysts for further investments and redevelopment projects in the Sawmill District and other nearby areas.

As long-term stake holders in the Sawmill District and the Near North Valley, we strongly support the proposed Zoning Map Amendments from NR-LM to MX-H.

Very truly yours,



Edward Garcia
Managing Member

SIGN POSTING

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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


4. TIME

Signs must be posted from 06 July 2022 To 05 August 2022

5. REMOVAL

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

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



(Applicant or Agent)

12 July 2022

(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: PR-2022-007153 / RZ-2022-00028