



Environmental Planning Commission

***Agenda #: 8
Project #: 2020-004480
Case #: RZ-2020-00031
Hearing Date: November 12, 2020***

Staff Report

<i>Agent</i>	Consensus Planning
<i>Applicant</i>	Peter Defries Corporation dba Dion's and Goodman Realty
<i>Request</i>	Zoning Map Amendment
<i>Legal Description</i>	Tracts A and B, Montgomery Plaza Subdivision
<i>Location</i>	4595 San Mateo Boulevard NE
<i>Size</i>	Approximately 9.9 acres
<i>Existing Zoning</i>	MX-M
<i>Proposed Zoning</i>	NR-C

Staff Recommendation

APPROVAL of
Project # 2020-004480
RZ-2020-00031
based on the Findings beginning on Page
22.

***Staff Planner
Rebecca Bolen***

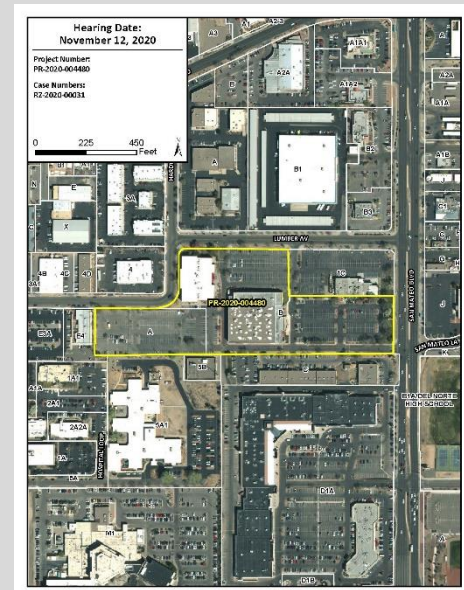
Summary of Analysis

This is a request for a Zoning Map Amendment for an approximately 9.9-acre site known as Tracts A and B, Montgomery Plaza Subdivision and located at 4595 San Mateo Boulevard NE. The applicant requests a zoning change from MX-M to NR-C to allow redevelopment of the existing vacant buildings into more varied non-residential options, specifically as a commissary.

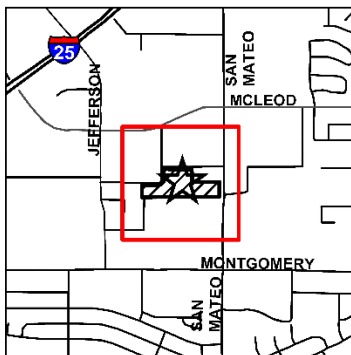
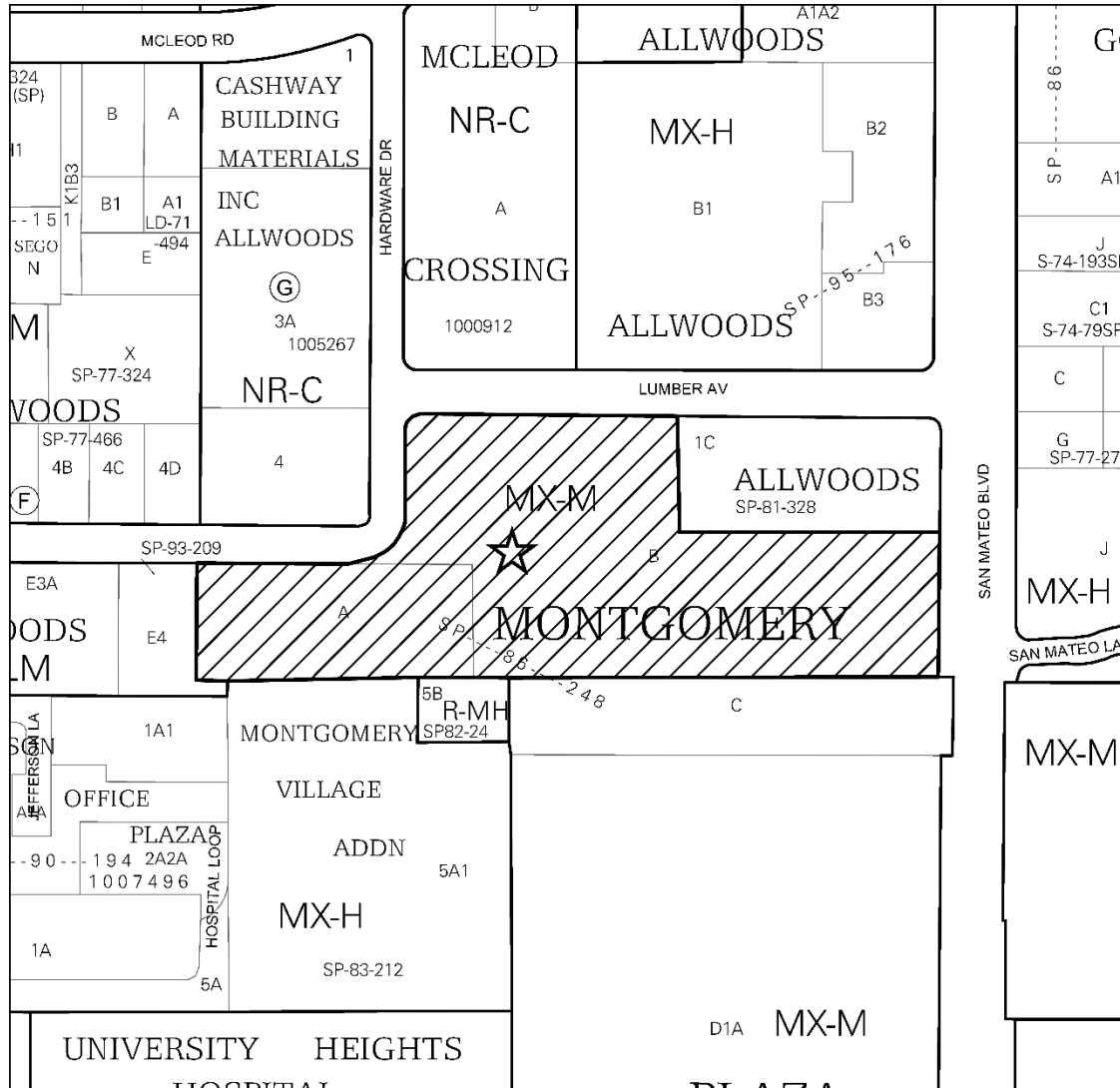
The subject site is in an Area of Consistency and an Area of Change, as designated by the ABC Comprehensive Plan. The Zoning Map Amendment has been adequately justified pursuant to the zone change criteria in the Integrated Development Ordinance.

Property owners within 100 feet of the subject site and the affected neighborhood association (District 4 Coalition of Neighborhood Associations) were notified as required. Staff did not receive communication of support or opposition.

Staff recommends approval.

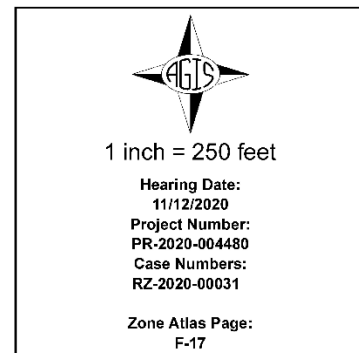


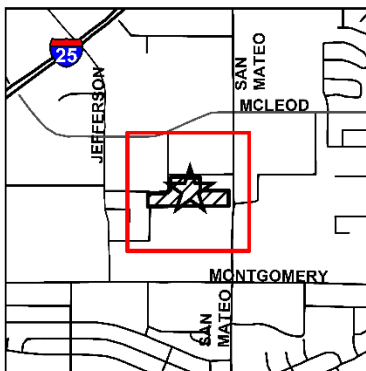
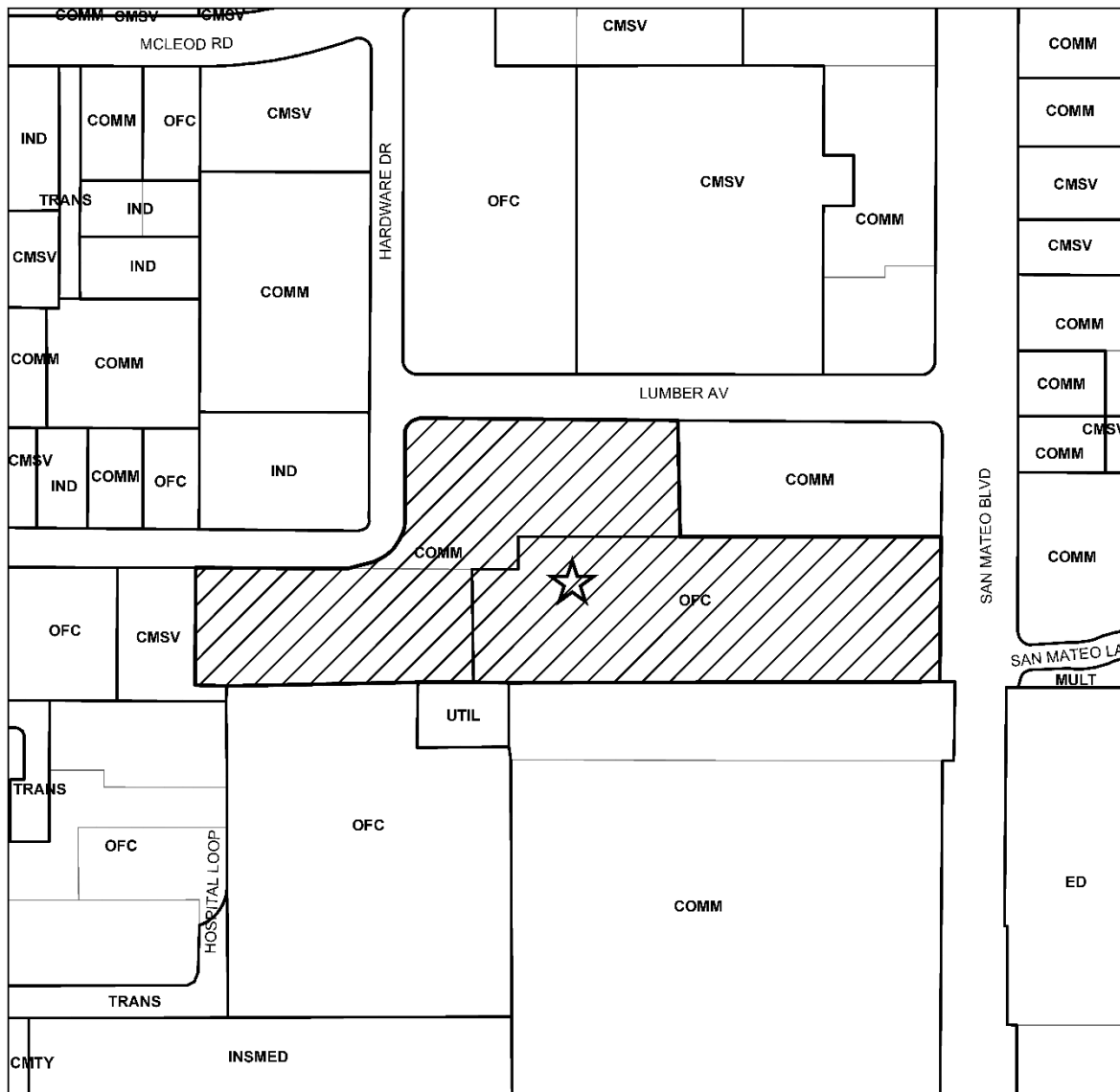




IDO ZONING MAP

Note: Gray shading indicates County.





LAND USE MAP

Note: Gray shading indicates County.

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



1 inch = 250 feet

Hearing Date:

11/12/2020

Project Number:

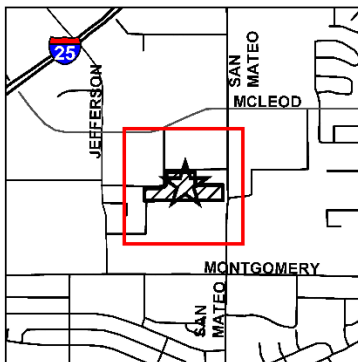
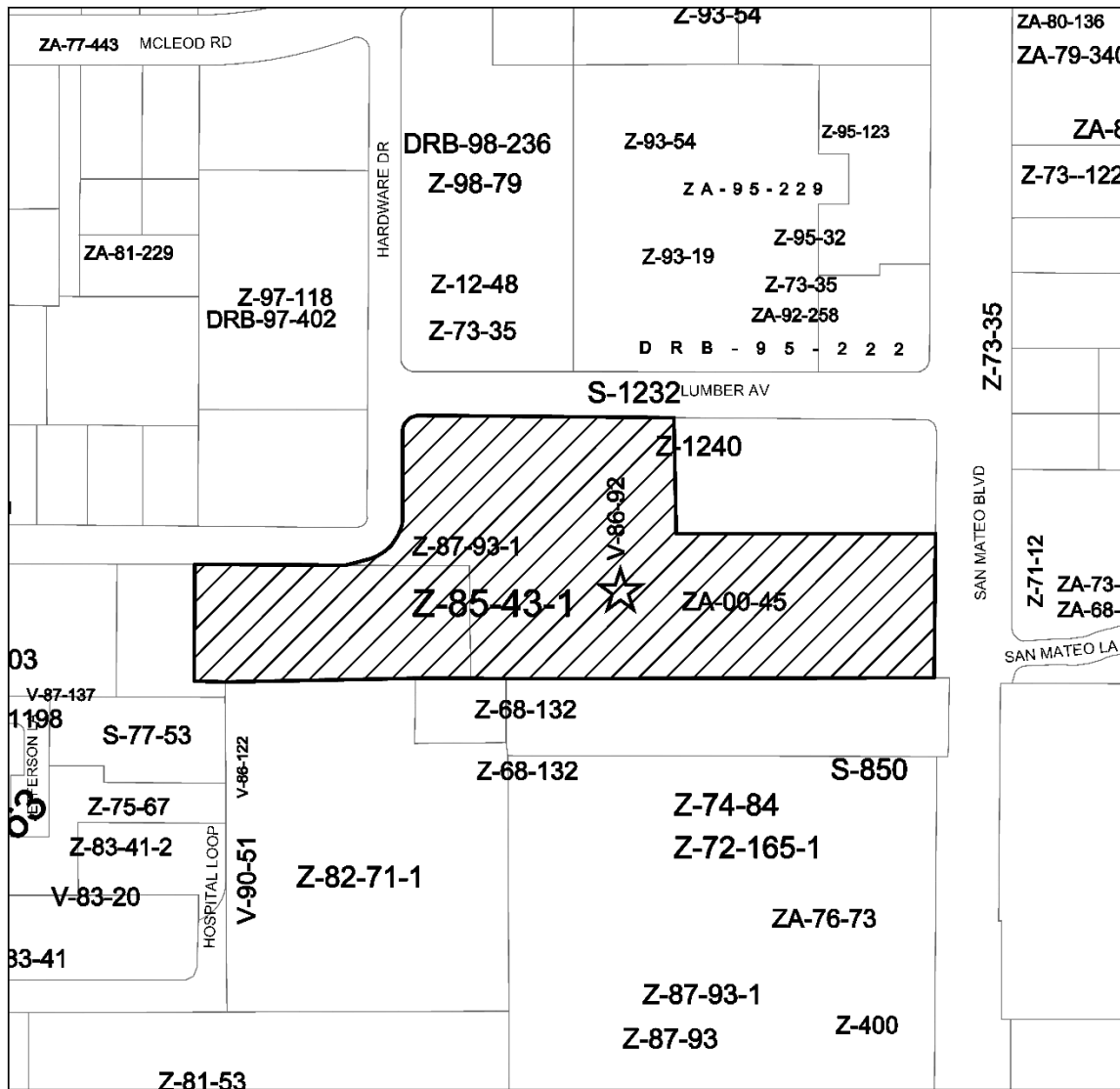
PR-2020-004480

Case Numbers:

RZ-2020-00031

Zone Atlas Page:

F-17



HISTORY MAP

Note: Gray shading indicates County.



1 inch = 250 feet

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11/12/2020

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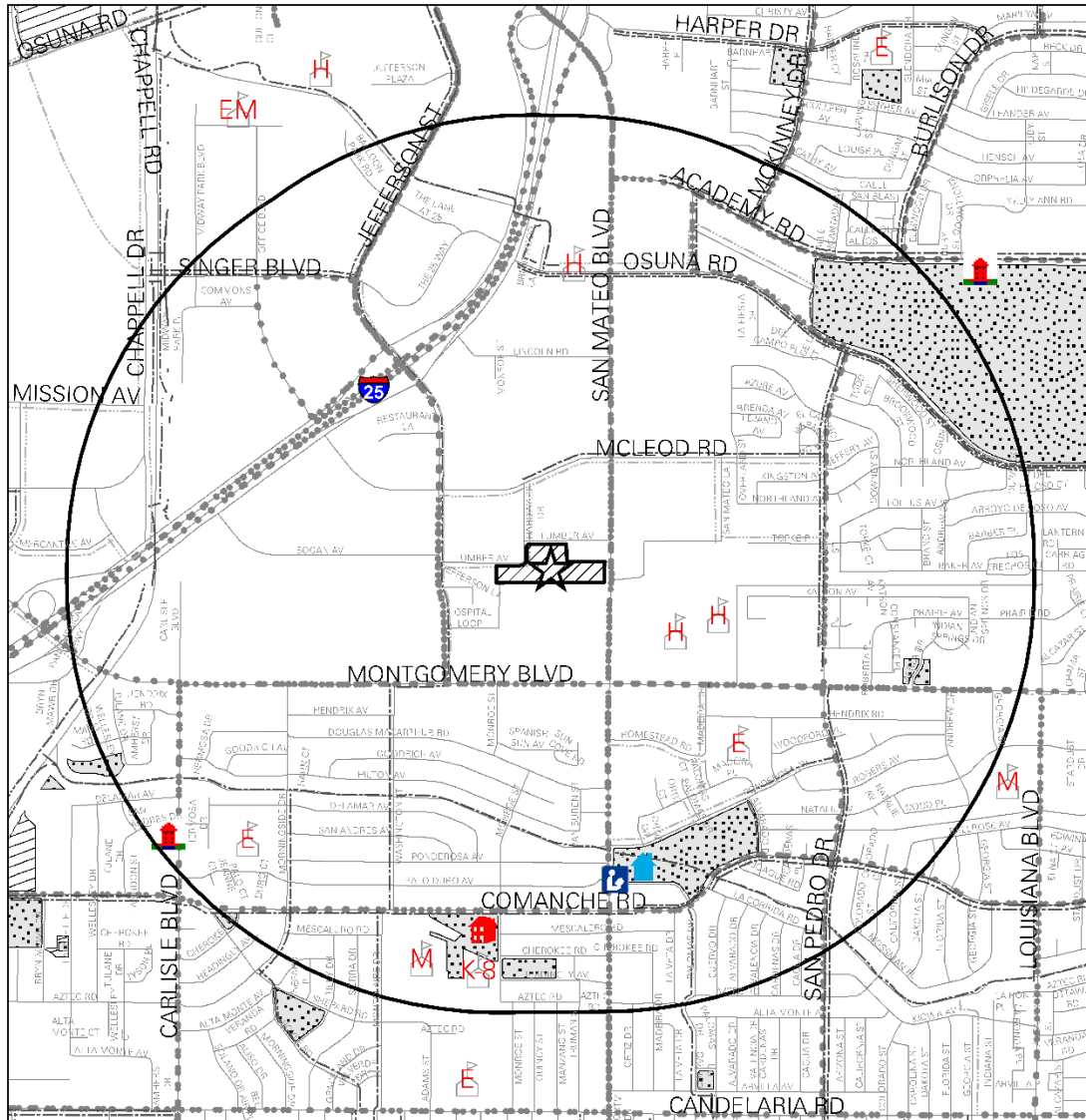
PR-2020-004480

Case Numbers

RZ-2020-00031

Zone Atlas Page:

F-17



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 Bike Facilities | Developed City Park |
| Library | Solid Waste | ABQ Ride Route | Undeveloped City Park |
| Museum | Albuquerque City Limits | | Developed County Park |
| | | | Undeveloped County Park |

Project Number: PR-2020-004480

0 0.5 1 Miles

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I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	MX-M	Area of Consistency/ Area of Change	Commercial Retail, Other indoor entertainment, Office
<i>North</i>	MX-M, NR-C, MX-H	Area of Consistency/ Area of Change	Restaurant, self-storage, commercial services, Wholesaling and distribution
<i>South</i>	MX-H, R-MH, MX-M	Area of Change	General retail, Medical or dental clinic, Utilities
<i>East</i>	MX-H	Area of Change	General retail
<i>West</i>	NR-LM	Area of Consistency	Commercial services, Wholesaling and distribution

Request

This is a request for a Zoning Map Amendment for an approximately 9.9-acre site known as Tracts A and B, Montgomery Plaza Subdivision and located on San Mateo Blvd. NE, between Montgomery Blvd. NE and McLeod Rd. NE. The applicant requests a zone change from MX-M to NR-C to allow redevelopment of the existing vacant buildings into more varied non-residential options, specifically as a commissary.

EPC Role

The Environmental Planning Commission (EPC) is hearing this case because the EPC is required to hear all zone change cases, regardless of the site size, in the City. The EPC is the final decision-making body unless the subject site is 20 acres or greater in size (in which case the EPC is a recommending body) or 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 approximately 9.9 acres and contains several vacant buildings. The applicant notes that the property has been vacant for several years.

The subject site is northwest of the intersection of Montgomery Blvd NE and San Mateo Blvd NE and is surrounded by multiple zone districts and uses. The abutting site to the west is zoned NR-LM and is currently a doctor's office. The parcels across Lumber Ave. NE to the north are zoned NR-C, developed as a warehousing and distribution center for a cleaning service and a brewery, and MX-H, developed as a self-storage facility. North of the site and south of Lumber Ave is a restaurant zoned MX-M. The site across San Mateo Blvd NE. to the east is zoned MX-H and developed as a religious institution. To the south across San Mateo Lane NE are commercial developments zoned MX-M. Adjacent parcels to the southeast are zoned R-MH with a utility use, and MX-H with a medical office use.

History

The subject site was zoned C-2 (Commercial) and became MX-M (Mixed-Use, Moderate Intensity) under the IDo. The site was developed as a theater and indoor entertainment/arcade venue. Both businesses are currently closed. The site plan was last amended in 2005. Future development may need to proposed a new site plan.

Transportation System

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role. The portion of San Mateo Boulevard NE abutting the subject site is designated as a Community Principal Arterial. The other abutting roads, Lumber Ave NE and San Mateo Lane, are not classified on the 2040 LRRS map.

Comprehensive Plan Designations

The eastern portion of the subject site is located along a Major Transit Corridor, San Mateo Blvd. NE. The subject site is also located in the San Mateo/Montgomery Activity Center.

Trails/Bikeways

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed trails. The LRBS shows a Bike Route on the western part of Lumber Ave.

Transit

The subject site is adjacent to ABQ Ride Route #140 and #141 on San Mateo Blvd. These routes offer service seven days a week with a peak frequency of 30 minutes. The site is also less than 1/2 of a mile from ABQ Ride Route # 5 (Montgomery/Carlisle) on Montgomery, which has weekday and weekend service with a peak frequency of 30 minutes.

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

Light manufacturing: The assembly, fabrication, or processing of goods and materials, including machine shop and growing food or plants in an indoor structure, using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication, or processing takes place, where such processes are housed primarily within a building. Loading and unloading from rail spurs is incidental to this use. This use does not include any use that meets the definition of Heavy Manufacturing or Special Manufacturing

Warehousing: The use of a building primarily for the holding or storage of goods, including cold storage, and merchandise for onward transportation or for distribution to retailers, but not for sale to the general public, and not including self-storage. Loading and unloading from rail spurs is incidental to this use.

Wholesaling and distribution center: A facility for the storage of products, supplies, and equipment offered for wholesale distribution, and not for direct sale to the general public.

Zoning

The subject site is currently zoned MX-M, the Mixed-Use Medium Intensity Zone District. Pursuant to IDO Subsection 14-16-2-4(C)(1), the MX-M zone district is intended to “provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors.” Allowable uses are shown in Table 4-2-1.

The request proposes to change the zone district to NR-C, the Non-Residential Commercial Zone District. Pursuant to IDO Subsection 14-16-2-5(A)(1), the NR-C zone district is intended “to accommodate medium-scale retail, office, commercial, and institutional uses, particularly where additional residential development is not appropriate or not desired because of a deficit of jobs or services in relation to housing units in the area.” Specific permissive uses for NR-C are listed in Table 4-2: Allowable Uses, IDO p. 130.

There are two primary differences between the existing zoning and the requested zoning:

- The existing MX-M allows a variety of residential permitted uses, not including single-family residential. The only residential use allowed in NR-C is live-work, and it requires a Conditional Use Approval. NR-C would remove townhouses, multi-

family, a variety of group living uses, and residential community amenities from allowable use.

- NR-C allows – permissively or conditionally – some more intense non-residential uses that would not be allowed, or that would require a Conditional Use Approval in the MX-M zone, including but not limited to light manufacturing, warehousing, wholesaling and distribution, outdoor vehicle storage, and Heavy vehicle and equipment sales, rental, fueling, and repair.

Character Protection Overlay

There are no applicable Historic or Character Protection Overlays on the site.

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in an Area of Consistency and an Area of Change as designated by the Comprehensive Plan. Applicable goals and policies are listed below. The goals and policies listed below are cited by the applicant in the zone change justification letter dated October 26, 2020 (see attachment).

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

Chapter 4: Community Identity

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

The request furthers this policy by allowing more permissive commercial uses that support job creation, redevelopment of a vacant building and will provide consistent zoning with the surrounding mixed-use properties.

The request is consistent with surrounding uses, which are largely offices and commercial to the south, and warehousing and office to the north and west. The area is distinctly non-residential. The request furthers Policy 4.1.1 – 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 request furthers this policy because it will be consistent with the non-residential nature of this area. The zone change uses an existing zone in the area (adjacent to the north) that will support the redevelopment of an existing, vacant building. This zone change is compatible with the adjacent mixed land uses and commercial zoning patterns to the north, south, east, and west while maintaining a similar scale and building design established in the area (the building exists and is part of that existing pattern).

The request is consistent with surrounding uses and would largely maintain current dimensional standards and decrease allowed building height. Although it would not directly impact any neighborhoods, as specified by this policy, the requested change

would encourage development of these uses, thus protecting existing neighborhoods. The request furthers Policy 4.1.2 – Identity and Design.

Chapter 5: Land Use

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

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

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

The request furthers this goal and policy by encouraging redevelopment of an existing, vacant building in an appropriate area that can accommodate additional non-residential uses. The property is in the heart of an existing mixed-use, non-residential area of the city that has existing infrastructure and road capacity that can handle the anticipated traffic patterns to support this type of development. The property has multiple access points and will be able to use the existing street network to ensure that it does not adversely impact adjacent streets or properties.

The request would contribute to the redevelopment of a site located within both a Center and a Corridor. The site is also accessible by various means of transportation and redevelopment which encourages employment is more desirable at this site than in a greenfield or at the urban edge. The request furthers Sub-policy 5.1.1.c.

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

The subject property is located on the edge of the Activity Center that transitions between retail uses and more business and light industrial uses. The NR-C zone will allow redevelopment of these two vacant buildings in a way that supports the surrounding businesses and Dion's restaurants throughout the City. There aren't any adjacent residential uses in this portion of the activity center.

The request would foster opportunities for enterprise and various types of employment. While residential uses would no longer be permissible at this site, a broader range of employment activity, accessible via active and public transit, would be possible under the NR-C zone designation that would help meet the needs of businesses. The request furthers Policy 5.1.6 – Activity Centers.

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

The subject property is located within walking distance of two Major Transit Corridors, San Mateo and Montgomery Boulevards. Employees will be able to utilize transit services.

The request would foster reuse opportunities for the existing structures. Redevelopment of the site, while not guaranteed by the request, is desirable due to its proximity to a Major Transit Corridor and its accessibility via transit for potential employees. The request furthers Policy 5.1.10 – Major Transit Corridors.

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.

h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediate surrounding development.

The request furthers this policy by allowing the redevelopment of a vacant building with complementary uses and since the building is existing, it is compatible in form and scale to the immediate surrounding development.

The request would foster employment opportunities for the surrounding community, within the context of a mix of other commercial and light industrial uses. The expanded possibilities for infill development using existing infrastructure and buildings, and proximity of similar and identical zoning and complimentary uses are all circumstances which indicate that the requested change would maintain the character of the area and increase the likelihood that the site will be activated, eliminating currently unused space. The request furthers Sub-policy 5.2.1.h.

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

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

The request furthers this goal and policy by supporting redevelopment within an infill development area that is currently supported by existing infrastructure and public facilities.

Existing infrastructure and public facilities are present at this site, increasing redevelopment possibilities would support additional growth. The request furthers Policy 5.3.1 – Infill Development.

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

The request furthers this policy by allowing for development where there is existing infrastructure and public facilities supporting this redevelopment project. The subject property is not located at the urban fringe.

The request would expand commercial and light industrial redevelopment where infrastructure and public facilities already exist. The request furthers Policy 5.3.2 Leapfrog Development.

Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Chance 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 the Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

b) Encourage development that expands employment opportunities.

This project and the associated zoning map amendment directly further this policy by redeveloping an existing, vacant building and adding approximately 70 jobs to the area.

The slightly more intense uses which would be allowed in NR-C and redevelopment opportunities that would be possible expand employment opportunities in a Center. The request furthers Sub-policy 5.6.2.b.

e) Encourage job creation in business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential uses.

This zone change is consistent with this policy and will create jobs within an existing developed area with a mix of non-residential uses including commercial retail, medical, employment, and entertainment. There are no adjacent or abutting residential uses.

The request supports a wider range of uses, and the site is adjacent to a Community Principal Arterial. The site is also completely separate from residential uses. The request furthers Sub-policy 5.6.2.e.

g) Encourage development where adequate infrastructure and community services exist.

As a redevelopment of an existing vacant building, all necessary infrastructure to support this new use exists.

The subject site is already served by infrastructure and services. The request furthers Sub-policy 5.6.2.g.

h) Encourage development in areas with a highly connected street grid and frequent transit service.

This property has direct access to several non-residential local streets that are connected to San Mateo Boulevard just north of Montgomery Boulevard, which are both principal arterials. There is a transit route on San Mateo with stops immediately adjacent to the property.

The site is well served by transit and the street grid. The request furthers Sub-policy 5.6.2.h.

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Center and Corridors, parks, and Major Public Open Space.

b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.

Applicant Response: The portion of the property that is within the area of consistency is currently a parking lot and that use will remain.

While possible scale, intensity, and setbacks would slightly change under the requested zoning, the development standards would be consistent with the surrounding area. The request furthers Policy 5.6.3 Areas of Consistency.

Chapter 8: Economic Development

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.

Dion's is a local business that is expanding. This zone change will allow them to develop a commissary facility that is needed for their business to grow and expand their employment base in the community.

The request encourages a wider variety of business and employment opportunities than currently allowed and therefore would emphasize development of this local business. The request furthers Goal 8.2.1 – Local Business.

III. ZONING MAP AMENDMENT (ZONE CHANGE)

Requirements

The review and decision criteria outline 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 reasons: 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 and Analysis

The zone change justification letter analyzed here, received on October 27, 2020, is a response to Staff's request for a revised justification (see attachment).

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

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

The proposed zone change is consistent with the health, safety, and general welfare of the City by creating zoning that is consistent with the surrounding properties, will allow redevelopment of two vacant buildings, provide jobs, and will further a preponderance of the following applicable goals and policies of the Comprehensive Plan.

Consistency with the City's health, safety, and general welfare is shown by demonstrating that a request furthers a preponderance of applicable Comprehensive Plan goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant has adequately demonstrated this in a policy-based response. Therefore, the request would be consistent with the City's health, safety, 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.

This area is developed and relatively stable. The vacancy of the existing building is a change that will be remedied by this zoning map amendment and redevelopment of the existing building.

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 redevelopment of this vacant building and the expansion of an existing local business furthers many comprehensive plan goals and policies as outlined above. The change to NR-C will allow development of a use that is needed to support Dion's local business and is consistent with the existing land use patterns in the area, development intensity, and access to existing infrastructure. The elimination of multi-family residential as permitted

in the existing MX-M zone is appropriate since multi-family use would not be desired in this location.

The site is located partially within an Area of Consistency. A different zone district (NR-C) would generally be more advantageous to the community than the existing zone district (MX-M), which the applicant's policy analysis has shown to be less desirable than the NR-C zone district. The request would further Comprehensive Plan goals and policies relating to Identity and Design, Land Use, and Economic Development. 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).

The subject site is not located wholly in an "Area of Change"; however, as discussed previously, the redevelopment of this existing building that is located within the Area of Change is appropriate and furthers the goals and policies for Areas of Change and Activity Centers.

The subject site is located only partially within an Area of Change, so this criterion does not apply.

- 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 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

None of the permissive uses in the NR-C zone will be harmful to the adjacent property, neighborhood, or community. The additional uses primarily fall into the light industrial and warehouse uses, which are similar in character to many of the uses in the surrounding area. Adjacent uses include self-storage, office, industrial warehouse and retail. It should also be noted that there are no residential uses proximate to the subject property. The zone change to NR-C will allow for additional permissive commercial and warehouse/distribution uses and will allow for all the uses necessary to develop a commissary as planned by the applicant.

The following table compares a sample of permissive and relevant uses within the MX-M zone as compared to the current NR-C zone.

IDO Zoning Comparison: MX-M vs. NR-C		
Use	MX-M	NR-C
Dwelling, townhouse	P	X
Dwelling, live-work	P	X
Dwelling, multi-family	P	X
Adult Entertainment	X	X
Bank	P	P
Medical or Dental Clinic	P	P
Building and home improvement materials store	C	P
Office	P	P
Bakery	P	P
General Retail, Small and Medium	P	P
General Retail, Large	C	P
Liquor Retail	C*	P
Restaurant	P	P
Artisan Manufacturing	P	P
Light Manufacturing	X	P
Warehousing	C	P
Wholesaling and Distribution Center	X	P
Drive-through or Drive-up Facility	A	A

** Changed with the IDO Amendments as approved by the City Council*

The requested zone (NR-C) allows slightly more intense uses than the existing zone (MX-M). The NR-C zone district does not allow any residential uses except live-work, while the MX-M zone district allows townhouse, live-work, multifamily, many Group Living uses, and Other use accessory to residential primary use.

Outside of residential uses, allowable uses between the two zones are very similar. The zone change request to NR-C would allow about ten additional uses permissively, including Heavy vehicle and equipment sales, rental, fueling, and repair, Self-storage, Other outdoor entertainment, Building and home improvement materials store, General retail, large, Light manufacturing, Recycling drop-off bin facility, Warehousing and Wholesaling, and distribution center. These uses are consistent with current adjacent and nearby land uses, which include car washes, a machining company, many medical or dental offices, box stores, and restaurants. The uses allowed in NR-C would not be harmful to the adjacent properties because they would still be limited in intensity and would match the surrounding uses. The

surrounding neighborhoods and community would be protected from these uses being developed in less desirable locations. 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.

The street, trail, and sidewalk systems are adequate to accommodate the redevelopment of this existing, vacant building.

2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.

The proposed zone change will not require major and unprogrammed capital expenditures by the City as all the infrastructure needed to facilitate this project exist adjacent to or near the property.

3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.

Any infrastructure improvements that may be required to meet the capacity required for the development of the subject property will be provided by the applicant/developer subject to the approved Site Plan as required by the standard City processes.

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.

As previously stated, all required infrastructure needed to support the redevelopment of this vacant building exist, if there are any infrastructure improvements required it will be provided by the applicant/developer subject to the approved Site Plan to support the change of use.

The request meets this requirement because the City's existing infrastructure and public improvements have adequately served the subject site and its existing use for many years. 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.

This request is not based on the property's location on a major street. The property redevelopment and the proposed zone change are supported by the location and adjacency to San Mateo Boulevard.

The applicant's justification is not completely based on the subject site's adjacency to San Mateo Blvd., a Community Principal Arterial. The request is supported by a preponderance of applicable Comprehensive Plan goals and policies. 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.

The cost of land or economic considerations are not the determining factor for this zone change request. However, the economics associated with the redevelopment of an existing, vacant building are and should be important factors to both the applicant and the City since it efficiently uses existing improvements on the property.

The applicant's justification is not based completely or predominately on the cost of land or economic considerations. The main purpose of the request is to change the zoning to facilitate redevelopment, which aligns with ABC Comp Plan Goals and Policies. 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:

The property is adjacent to exiting NR-C zoning and is therefore not a spot zone.

1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.

This criterion is not applicable to this zone change request.

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.

This criterion is not applicable to this zone change request.

3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

This criterion is not applicable to this zone change request. The existing structure will be redeveloped and used for the proposed commissary.

The request would 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"). The properties directly north of the site are zones NR-C and all properties west of the site to the highway are Non-residential. Additionally, there are no residential uses between the subject site and any major roadway. The response to Criterion H is sufficient.

V. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application. Few agency comments were received. There were several comments regarding steps to take when a project site plan is proposed. Agency comments begin on p. 21 of this report.

Neighborhood/Public

The affected neighborhood organization is the District 4 Coalition of Neighborhood Associations, which was notified as required (see attachments). Property owners within 100 feet of the subject site were also notified, as required (see attachments).

As of this writing, no comments were received from neighborhood associations. Some questions were received but the association did not respond to an offer to meet and discuss the request.

A neighborhood meeting was not requested by any of the notified neighborhood associations. As of this writing, Staff is not aware of any opposition to the request.

VI. CONCLUSION

The request is for a Zoning Map Amendment for an approximately 9.9-acre site located at 4595 San Mateo Boulevard NE. The subject site was originally developed as a movie theater and other indoor entertainment. The western portion of the site is designated as an Area of Consistency, and the eastern portion is designated as an Area of Change to the east, as designated by the ABC Comprehensive Plan.

The subject site is currently zoned MX-M (Mixed-Use– Medium). The applicant is requesting the NR-C (Non-Residential – Commercial) zone district to allow for redevelopment into a commissary for Dion’s restaurants.

The Zoning Map Amendment has been adequately justified pursuant to the IDO Review and Decision criteria in 14-16-6-7(F)(3) based upon the proposed zoning being more advantageous to the community than the current zoning.

The affected neighborhood organization is District 4 Coalition of Neighborhood Associations, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.

As of this writing, Staff did not receive any communication of support or opposition.

Staff recommends approval.

Findings, RZ: 2020-00031 October 29, 2020, Zoning Map Amendment (Zone Change)

1. This is a request for a Zoning Map Amendment for an approximately 9.9-acre site known as Tracts Project #2020-004480, RZ-2020-00031, a request for a Zoning Map Amendment from MX-M to NR-C for Tracts A & B Montgomery Plaza Subdivision located at 4595 San Mateo Boulevard NE (the “subject site”).
2. The applicant requests a Zoning Map Amendment from MX-M to NR-C to allow for development as a commissary for Dion’s.
3. The subject site is within both an Area of Consistency and an Area of Change, as designated by the Comprehensive Plan.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance are incorporated herein by reference and made part of the record for all purposes.
5. The request generally furthers the following applicable Comprehensive Plan goals and policies related to Community Identity:
 - A. Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of a community.

The request is consistent with surrounding uses, which are largely offices and commercial to the south, and warehousing and office to the north and west. The area is distinctly non-residential. The request furthers Policy 4.1.1 – Distinct Communities.
 - B. Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request is consistent with surrounding uses and would largely maintain current dimensional standards and decrease allowed building height. Although it would not directly impact any neighborhoods, as specified by this policy, the requested change would encourage development of these uses, thus protecting existing neighborhoods. The request furthers Policy 4.1.2 – Identity and Design.
6. The request generally furthers the following applicable Comprehensive Plan goals and policies related to Land Use:
 - A. Goal 5.2: Goal 5.1 Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

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

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

The request would contribute to the redevelopment of a site located within both a Center and a Corridor. The site is also accessible by various means of transportation and redevelopment which encourages employment is more desirable at this site than in a greenfield or at the urban edge. The request furthers Sub-policy 5.1.1.c.

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

The request would foster opportunities for enterprise and various types of employment. While residential uses would no longer be permissible at this site, a broader range of employment activity, accessible via active and public transit, would be possible under the NR-C zone designation that would help meet the needs of businesses. The request furthers Policy 5.1.6 – Activity Centers.

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

The request would foster reuse opportunities for the existing structures. Redevelopment of the site, while not guaranteed by the request, is desirable due to its proximity to a Major Transit Corridor and its accessibility via transit for potential employees. The request furthers Policy 5.1.10 – Major Transit Corridors.

- D. Goal 13.5: Community Health: Protect and maintain safe and healthy environments where people thrive. 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.

h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediate surrounding development.

The request would foster employment opportunities for the surrounding community, within the context of a mix of other commercial and light industrial uses. The expanded possibilities for infill development using existing infrastructure and buildings, and proximity of similar and identical zoning and complimentary uses are all circumstances which indicate that the requested change would maintain the character of the area and increase the likelihood that the site will be activated, eliminating currently unused space. The request furthers Sub-policy 5.2.1.h.

- E. 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.

Existing infrastructure and public facilities are present at this site, increasing redevelopment possibilities would support additional growth. The request furthers Policy 5.3.1 – Infill Development.

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

The request would expand commercial and light industrial redevelopment where infrastructure and public facilities already exist. The request furthers Policy 5.3.2 Leapfrog Development.

- G. Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Chance 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 the Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

b) Encourage development that expands employment opportunities.

The slightly more intense uses which would be allowed in NR-C and redevelopment opportunities that would be possible expand employment opportunities in a Center. The request furthers Sub-policy 5.6.2.b.

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

e) Encourage job creation in business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential uses

The request supports a wider range of uses, and the site is adjacent to a Community Principal Arterial. The site is also completely separate from residential uses. The request furthers Sub-policy 5.6.2.e.

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

g) Encourage development where adequate infrastructure and community services exist.

The subject site is already served by infrastructure and services. The request furthers Sub-policy 5.6.2.g.

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

h) Encourage development in areas with a highly connected street grid and frequent transit service.

The site is well served by transit and the street grid. The request furthers Sub-policy 5.6.2.h.

- K. Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Center and Corridors, parks, and Major Public Open Space.

b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.

While possible scale, intensity, and setbacks would slightly change under the requested zoning, the development standards would be consistent with the surrounding area. The request furthers Policy 5.6.3 Areas of Consistency.

7. The request generally furthers the following applicable Comprehensive Plan goals and policies related to Economic Development:

- A. 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.

The request encourages a wider variety of business and employment opportunities than currently allowed and therefore would emphasize development of this local business. The request furthers Goal 8.2.1 – Local Business.

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

- A. Criterion A: Consistency with the City's health, safety, and general welfare is shown by demonstrating that a request furthers a preponderance of applicable Comprehensive Plan goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant has adequately demonstrated this in a policy-based response. Therefore, the request would be consistent with the City's health, safety, and general welfare.

- B. Criterion B: The site is located partially within an Area of Consistency. A different zone district (NR-C) would generally be more advantageous to the community than the existing zone district (MX-M), which the applicant's policy analysis has shown to be less desirable than the NR-C zone district. The request would further Comprehensive Plan goals and policies relating to Identity and Design, Land Use, and Economic Development.

- C. Criterion C: The subject site is located only partially within an Area of Change, so this criterion does not apply.

- D. Criterion D: The requested zone (NR-C) allows slightly more intense uses than the existing zone (MX-M). The NR-C zone district does not allow any residential uses except

live-work, while the MX-M zone district allows townhouse, live-work, multifamily, many Group Living uses, and Other use accessory to residential primary use.

Outside of residential uses, allowable uses between the two zones are very similar. The zone change request to NR-C would allow about ten additional uses permissively, including Heavy vehicle and equipment sales, rental, fueling, and repair, Self-storage, Other outdoor entertainment, Building and home improvement materials store, General retail, large, Light manufacturing, Recycling drop-off bin facility, Warehousing and Wholesaling, and distribution center. These uses are consistent with current adjacent and nearby land uses, which include car washes, a machining company, many medical or dental offices, box stores, and restaurants. The uses allowed in NR-C would not be harmful to the adjacent properties because they would still be limited in intensity and would match the surrounding uses. The surrounding neighborhoods and community would be protected from these uses being developed in less desirable locations.

- E. Criterion E: The request meets this requirement because the City's existing infrastructure and public improvements have adequately served the subject site and its existing use for many years.
 - F. Criterion F: The applicant's justification is not completely based on the subject site's adjacency to San Mateo Blvd., a Community Principal Arterial. The request is supported by a preponderance of applicable Comprehensive Plan goals and policies.
 - G. Criterion G: The applicant's justification is not based completely or predominately on the cost of land or economic considerations. The main purpose of the request is to change the zoning to facilitate redevelopment, which aligns with ABC Comp Plan Goals and Policies.
 - H. Criterion H: The request would 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"). The properties directly north of the site are zones NR-C and all properties west of the site to the highway are Non-residential. Additionally, there are no residential uses between the subject site and any major roadway.
9. The applicant's policy analysis adequately demonstrates that the request furthers a preponderance of applicable goals and policies in the Comprehensive Plan and does not significantly conflict with it. Based on this demonstration, the proposed zone category would be more advantageous to the community than the current zoning.
10. The affected neighborhood organization is the District 4 Coalition of Neighborhood Associations. Property owners within 100 feet of the subject site were also notified, as required.
11. As of this writing, Staff did not receive communication of support or opposition.

RECOMMENDATION – RZ-2020-00031, November 12, 2020

APPROVAL of Project #2020-004480, RZ-2020-00031, a request for a Zoning Map Amendment from MX-M to NR-C for Tracts A & B Montgomery Plaza Subdivision located at 4595 San Mateo Boulevard NE, based on the preceding Findings.

Rebecca Bolen

Rebecca Bolen
Planner

Notice of Decision cc list:

Peter Defries Corporation dba Dions, mherman@dions.com

Consensus Planning Inc., cp@consensusplanning.com

District 4 Coalition of Neighborhood Associations, Mildred Griffie, nena_treasurer@noreste.org

District 4 Coalition of Neighborhood Associations, Daniel Regan, dlreganabq@gmail.com

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Long Range Planning

This is a zone change request from MX-M to NR-C on a 4.6-acre site to allow development of a Dion's bakery and dressing-making facility. The applicant called this a "commissary," which may include a small café-style restaurant with limited menu in the front lobby of the building. These uses are not allowed in MX-M but would be allowed in NR-C. If granted, this NR-C would be consistent with adjacent zoning to the north and the surrounding non-residential land uses (manufacturing, warehousing, office, etc.). Long Range sees no issues with this request.

Zoning/Code Enforcement

Metropolitan Redevelopment

CITY ENGINEER

Transportation Development

No objection to the request.

Hydrology

New Mexico Department of Transportation (NMDOT)

DEPARTMENT OF MUNICIPAL DEVELOPMENT (DMD)

Transportation Planning

- The Transportation Department does not require a TIS for proposed Zone Map Amendment.
- Prior to moving forward with development, submit Trip Generation to help determine any TIS/infrastructure improvement requirements.

Traffic Engineering Operations

Street Maintenance

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

No comment.

POLICE DEPARTMENT/PLANNING

SOLID WASTE MANAGEMENT DEPARTMENT

No comment.

TRANSIT DEPARTMENT

FIRE DEPARTMENT

COMMENTS FROM OTHER AGENCIES

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

Regarding RZ-2020-00031- Zoning Map Amendment (Zone Change)

Please note that the UPC for this site differs from that indicated in the supporting documentation. For this reason information for both sites is provided below.

For UPC: 101906418906730212: No adverse comment to the proposed zone change

For Information Only: Once development of the site is known an Availability Statement shall be requested at the following link <https://hes32-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=http%3a%2f%2fwww.abcwua.org%2fAvailability%5fStatements.aspx&umid=767c013f-b1aa-4dfa-bee8-ae28cc5e7480&auth=c5e193b2792d33bbda0d14ee5f909adbb398f028-f2003e29bba70cdc9ea8b759893221f903572b97>. Request shall include a Fire Marshal approved Fire 1 Plan, zone map showing the site location, and a Utility Plan. Please not that the Site Plan shall show the domestic water, sanitary sewer, and proposed fire protection.

The site (TR A-1B PLAT OF TRS A-1A & A-1B BLKS 16 & 17 ZUNI ADDN(BEING A REPL OF TR A-1 BLKS 16 & 17 ZUNI ADDN)) currently pro rata in the amount of

\$2477.72 for water and \$1191.3 for sanitary sewer for a total of \$3669.02. The amount is due prior to sale of service.

For UPC: 101706146014440125 No adverse comment to the proposed zone change

For Information Only: The site is currently receiving service. Should additional service be desired please coordinate with the Utility Development section of the Water Authority.

ALBUQUERQUE PUBLIC SCHOOLS

APS Case Comments: No adverse impacts. Site is located directly across San Mateo Blvd. NE, diagonal to Del Norte High School.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

No adverse comments.

BERNALILLO COUNTY

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

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 www.pnm.com/erequest for PNM to review.

ANY OTHER AGENCY THAT COMMENTED



Figure 1: South side of subject site, eastern portion

Figure 2: Existing building, southern view



Figure 3: Western portion of site, southern view

Figure 4: View from the southwest corner of the site



Figure 5: View from the far northwest corner of the site

Figure 6: Near northwest corner of the site





Figure 7: North view of site

Figure 8: North view of site



Figure 9: Near northeast corner
of the site



Figure 9: View from north side
of the eastern portion of the site

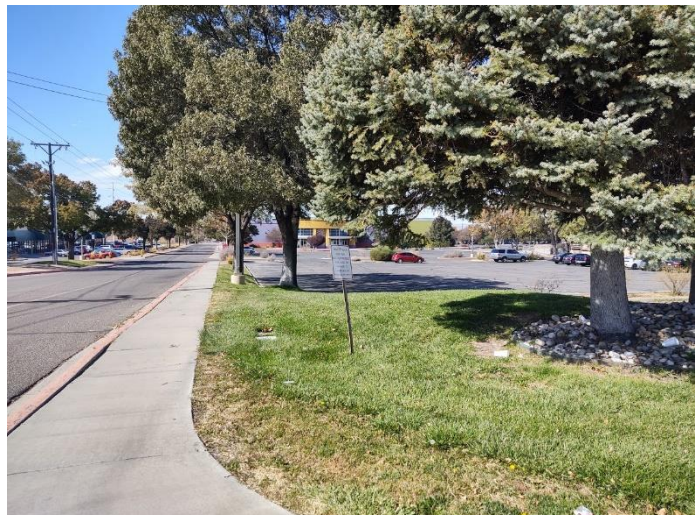


Figure 9: Far northeast corner of the site



Figure 9: East side of the site

Figure 9: Southeast corner of the site



ZONING

Please refer to the Integrated Development Ordinance for specifics of the MX-M zone district and the NR-C zone district.

APPLICATION INFORMATION



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

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

APPLICATION INFORMATION

Applicant: Peter Defries Corporation dba Dion's		Phone: (505) 858-1010
Address: 8525 Jefferson Street NE		Email: mherman@dions.com>
City: Albuquerque	State: NM	Zip: 87113
Professional/Agent (if any): Consensus Planning		Phone: (505) 764-9801
Address: 302 Eighth Street NW		Email: cp@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Purchaser	List all owners: Montgomery Plaza Partners LLC	

BRIEF DESCRIPTION OF REQUEST

Zone amendment from MX-M to NR-C to allow for a Commissary to serve Dion's local restaurants

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

Lot or Tract No.: A and the southerly portion of B	Block: NA	Unit: NA
Subdivision/Addition: Montgomery Plaza	MRGCD Map No.: NA	UPC Code: 101906418906730212
Zone Atlas Page(s): F-17-Z	Existing Zoning: MX-M	Proposed Zoning: NR-C
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (acres): 4.6

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 4595 San Mateo NE Between: San Mateo Lane NE and: Lumber Avenue NE

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

Z-85-43-1, Z-87-93-1

Signature:	Date: 09/24/2020
Printed Name: Jim Strozier	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

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

Form Z: Policy Decisions

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

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

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

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

☐ ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN

☐ ADOPTION OR AMENDMENT OF FACILITY PLAN

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

☐ AMENDMENT TO IDO TEXT

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

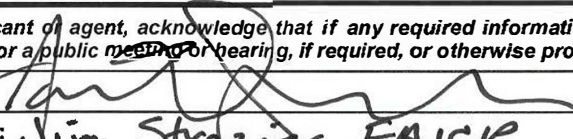
☒ ZONING MAP AMENDMENT -- EPC


☐ ZONING MAP AMENDMENT -- COUNCIL

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

☐ ANNEXATION OF LAND

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

I, 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: 9.29.2020
Printed Name: Jim Straziz, FAICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-142 Date: 9/8/20 Time: N/A (sent via email to peterbutterfield@Q.com)

Address: 4595 San Mateo BLVD NE

AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Linda Rumpf (lrumpf@cabq.gov)

Zoning/Code Enforcement: Marcelo Ibarra (marceloibarra@cabq.gov)

Fire Marshall: Bob Nevárez (rnevarez@cabq.gov) or call 505-924-3611 (if needed)

Transportation: Nilo Salgado (nsalgado-fernandez@cabq.gov)

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.

Additional research may be necessary to determine the exact type of application and/or process needed.

Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: Change zoning to allow for restaurant commissary, add 6-8 loading docks on west side of the building, replat site.

SITE INFORMATION:

Zone: MX-M -> NR-LM

Size: 4.63 acres

Use: Commercial Retail

Overlay zone: x

Comp Plan Area of: Consistency

Comp Plan Corridor: x

Comp Plan Center: x

MPOS or Sensitive Lands: x

Parking: 5-5

MR Area: x

Landscaping: 5-6

Street Trees: 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1

Dimensional Standards: Table 5-1-2: Mixed-use Zone District Dimensional Standards / Table 5-1-3: Non-residential Zone District Dimensional Standards

*Neighborhood Organization/s: District 4 Coalition of NAs

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

PROCESS:

Type of Action: Site Plan-EPC – 6-6(G), 6-7(F) ZONING MAP AMENDMENT – EPC

Review and Approval Body: EPC Is this a PRT requirement? Yes

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-142 Date: 9/8/20 Time: N/A (sent via email)

Address: 4595 San Mateo BLVD NE

NOTES:

See the **Integrated Development Ordinance**

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

Records requests

Reference case history -> 1000736, Z-87-93 and Z-85-43 and Z-87-93-1

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

<https://www.cabq.gov/clerk/public-records>

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

Requests to Inspect Public Records

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <https://cabq.nextrequest.com/>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

- Linda Rumpf, lrumpf@cabq.gov

Development Services Comments

Please contact Jay Rodenbeck for information on how to submit files electronically. He can be reached at jrodenbeck@cabq.gov.

Current Planning Comments

- Zone Change - 6-7(F) ZONING MAP AMENDMENT – EPC
- Possible Site Plan Amendment if the site is site-plan controlled
- Zoning certification is done after the Zone Change process is completed
- Platting Action may be needed- the options are a minor subdivision or a major subdivision. I don't see the plat request in the PRT information. Are they creating two tracts and will there be any major infrastructure required? The requirements for each are listed in 6-6-I and 6-6-J.
- You can also recommend a sketch plat if you are not sure about the request.
- Contact Maggie Gould, DRB staff, MGould@cabq.gov

Zoning Comments

Location: 4595 San Mateo Blvd NE

Lot A, Block 0000, Subdivision: Montgomery Plaza

Current Zoning – MX-M

Area of Consistency

Previous zoning – C-2

Reference case history -> 1000736, Z-87-93 and Z-85-43

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-142 Date: 9/8/20 Time: N/A (sent via email)

Address: 4595 San Mateo BLVD NE

Project – Restaurant – Wholesale Distribution Center/ Warehousing

Re-plat may be necessary for new development.

Planning - detailed DRB process.

Zone change will be required to NR-LM as per 6-7-F

Two three Months process

Process:

- Site plan EPC – 6-6(G)
- Zone Change - 6-7(F) ZONING MAP AMENDMENT – EPC

Reference Site Plan

As always, if the applicant has specific questions pertaining to zoning and/or the development standards they are encouraged to reach out to the zoning counter at 505-924-3857 option 1.

Transportation Development comments

For additional information contact Nilo Salgado (924-3630) or Jeanne Wolfenbarger (924-3991)

Curb Cuts

- Follow DPM guidelines for commercial curb cuts.
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

Clear Sight Triangle at Access Points and Intersections

- Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.

Private Site and Parking Lot Design

- Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.
- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.
- When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.
- Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-142 Date: 9/8/20 Time: N/A (sent via email)

Address: 4595 San Mateo BLVD NE

- Demonstrate queuing capacity when needed in situations such as for drive-thru facilities. It is imperative to demonstrate that the queuing will not block accessways to the site or cause vehicles to back into the main roadway. Also, provide necessary one-way signage and pavement markings.
- Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)
- Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

Traffic Studies

1. See the Traffic Impact Study (TIS) thresholds. In general, a minimum of 100 vehicles entering or exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.

Platting and Public Infrastructure Requirements for Roadways

1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
2. All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
3. Curb and sidewalk is required along entire frontage of property. Follow IDO/DPM for specific width requirements.
4. There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.
5. Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.
6. For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
7. Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.
8. Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-142 Date: 9/8/20 Time: N/A (sent via email)

Address: 4595 San Mateo BLVD NE

If you would have additional questions or would like to schedule a follow-up conference call meeting please contact Linda Rumpf at lrumpf@cabq.gov

September 23, 2020

Mr. Dan Serrano, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Dear Mr. Chairman,

As the owner of the property legally described as the following:

- *Tract A and the Southern portion of Tract B Subdivision Plat Map for Tracts A, B, C and D Montgomery Plaza, containing approximately 4.63 acres.*

I hereby authorize Consensus Planning, Inc. to act as agent for all matters related to the Zoning Map Amendment, planning, and platting actions through the City of Albuquerque related to the entitlement and development of the properties legally described above.

Sincerely,

NAME *Scott Goodman*

TITLE *Authorized Signatory*



Peter Defries Corporation
8525 Jefferson Street NE Albuquerque, NM 87113
P: 505.858.1010 | F: 505.858.2421
Dions.com

September 23, 2020

Mr. Dan Serrano, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Dear Mr. Chairman,

Dion's is the contract purchaser of the property legally described as the following:

- *Tract A and the Southern portion of Tract B Subdivision Plat Map for Tracts A, B, C and D Montgomery Plaza, containing approximately 4.63 acres.*

I hereby authorize Consensus Planning, Inc. to act as agent for all matters related to the Zoning Map Amendment, planning, and platting actions through the City of Albuquerque related to the entitlement and development of the properties legally described above.

Sincerely,

Mark Herman

CEO, Peter Defries Corporation, dba Dion's



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Dion's Commissary

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: _____ DRB#: Legal EPC#: _____ Work Order#: _____

Description: Development Street Address: 4995 San Mateo Boulevard NE

Applicant: _____

Address: Dion's c/o Consensus Planning (Agent) Contact: Jim Strozier, FAICP

Phone#: (505) 764-9801

Fax#: (505) 842-5495

E-mail: cp@consensusplanning.com

Development Information

Build out/Implementation Year: 2021 Current/Proposed Zoning: MX-M/NR-C

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

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

Describe development and Uses:

Redevelop the former Itz entertainment venue into a Commissary for Dion's and a small cafe space (not a normal Dion's restaurant). The Commissary will include warehouse space, packaging area, a bakery, and salad dressing manufacturing.

Days and Hours of Operation (if known): 3:30 am until 3 pm 7-days a week

Facility

Building Size (sq. ft.): Existing Building - Adaptive Reuse 53,000 s.f.

Number of Residential Units: NA

Number of Commercial Units: Small cafe space at approximately 3,000 s.f. Balance will be warehouse and commissary

Traffic Considerations

ITE Trip Generation Land Use Code 932 High-Turnover (Sit-Down) Restaurant, 150 Warehousing, bakery, and salad dressing mfg.

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

Expected Number of Employees (if known):* 70

Expected Number of Delivery Trucks/Buses per Day (if known):* 3 External and 4 Dion's trucks

Trip Generations during PM/AM Peak Hour (if known):* Very little due to hours of operation

Driveway(s) Located on: Street Name Lumber Avenue and San Mateo Lane utilizing existing curb cuts

Adjacent Roadway(s) Posted Speed: Street Name Lumber Avenue Posted Speed 25 mph
Street Name San Mateo Lane 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/Functional Classification: San Mateo Boulevard is a Major Transit Facility - Arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: ~~San Mateo/Montgomery Activity Center~~ Location is north of the Activity Center
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: San Mateo 34,900 Volume-to-Capacity Ratio (v/c): AM 0.44, PM 0.67
(if applicable)

Adjacent Transit Service(s): Routes 140, 141 Nearest Transit Stop(s): Immediately adjacent on San Mateo

Is site within 660 feet of Premium Transit?: NA

Current/Proposed Bicycle Infrastructure: Proposed Route on Lumber and Hardware, McLeod has existing and proposed bike lanes
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing sidewalks on all adjacent streets

Relevant Web-sites for Filling out Roadway Information:

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

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

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

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

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

TIS Determination

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

Traffic Impact Study (TIS) Required: Yes [☐] No [☒] Low volume of trips to the restaurant, AM 40 trips, PM 35 trips
Shift change for employees is before peak hours in AM and PM

Thresholds Met? Yes [☐] No [☒]

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

Notes:

M.P. P.E.

9/22/2020

TRAFFIC ENGINEER

DATE

Submittal

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

Submit by email to 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.



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Updated October 26, 2020

Dan Serrano, Chairman
Environmental Planning Commission
600 Second Street NW
Albuquerque, NM 87102

Re: 4595 San Mateo Boulevard NE – Request for Zoning Map Amendment

Dear Mr. Chairman:

On behalf of the applicant, Dion's and Goodman Realty, Consensus Planning submits this request for approval of a Zoning Map Amendment – EPC. The purpose of this letter is to provide justification of our request by responding to the decision criteria specified in the Integrated Development Ordinance (IDO) Section 14-16-6-7(F)(3) as well as outlining how this request supports and furthers the Comprehensive Plan's goals and policies. The subject site is approximately 9.9 acres and is located west of San Mateo Boulevard NE and north of San Mateo Lane NE (see Figure 1). The following is the subject site's legal description:

- *Tracts A and B, Montgomery Plaza*

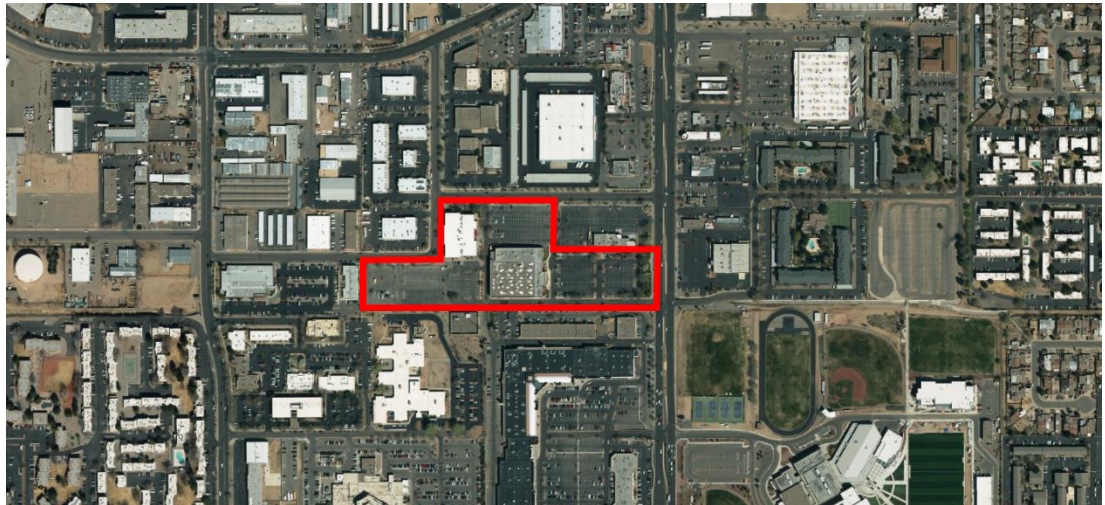


Figure 1. Subject Site (Approximately shown by red outline)

PROJECT SUMMARY

The purpose of this application is to rezone these two tracts from the current Mixed-Use Medium Intensity (MX-M) to Non-Residential Commercial (NR-C) zoning. If the zone change is approved, the new zoning will allow for the adaptive reuse of an existing vacant building. The former Itz entertainment venue was the previous tenant and the property has been vacant for several years. The owner is exploring other adaptive reuse options for the Cinemark building as well and the NR-C zoning will facilitate additional non-residential options. The new zoning will be consistent with the NR-C zoning to the north (see zoning discussion later in the document).

The goal of the zoning map amendment is to facilitate the redevelopment of the existing building as a new commissary. The commissary will include warehouse space, packaging

PRINCIPALS

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

and processing, a bakery, salad dressing manufacturing needed to support the local Dion's restaurants in the community. The redevelopment may also include a small café with a limited menu in the front lobby area. The café will be much smaller than a typical Dion's restaurant. Dion's was founded in 1978 and their headquarters is here in Albuquerque. They are truly an Albuquerque success story.

COMPREHENSIVE PLAN DESIGNATIONS

The property is in both an "Area of Change" and an "Area of Consistency" as designated by the Comprehensive Plan. The portion with the existing building and eastern parking lot is designated as an area of change, while the westerly parking lot is in an area of consistency. Both policies will be examined in this justification.

The same portion of the property that is designated as an area of change is also within the San Mateo/Montgomery Activity Center.

Both the area of change designation and location within an activity center support this zone change and the commissary project.

LAND USE CONTEXT

As shown in Figure 2, the area is developed with a wide range of land uses. The area surrounding the subject site, as demonstrated in Figure 2 and Table 1, contains a mix of commercial, medical, entertainment, restaurant, and institutional uses.

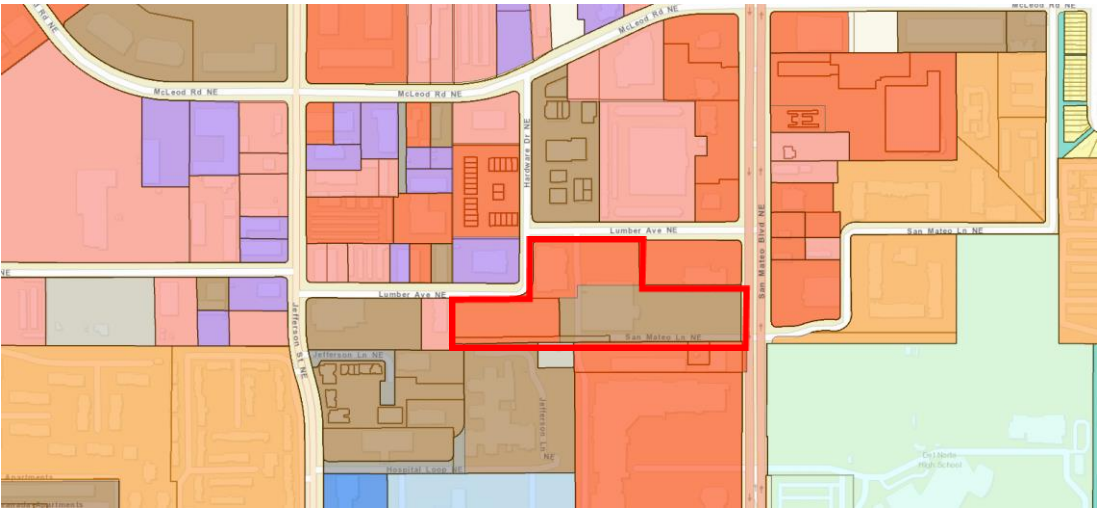


Figure 2. Current Land Use (subject parcel in red outline)

TABLE 1. Surrounding Zoning & Land Use Context		
NORTH	MX-M, MX-H, and NR-C	Restaurant, Movie Theater, Commercial Services
EAST	MX-H	Church and High School Athletic Field
SOUTH	MX-M, MX-H, and R-MH	Commercial and Retail Services Shopping Center Medical/Rehab Center PNM Substation
WEST	NR-LM	Medical Clinic

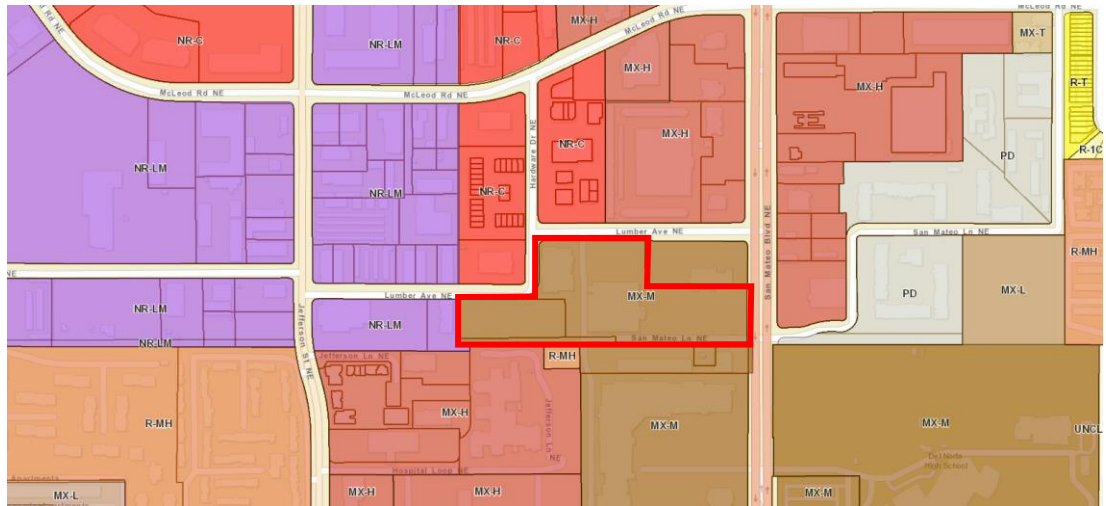


Figure 3. Current MX-M Zoning on Subject Property (subject parcel in red outline)

NEIGHBORHOOD ASSOCIATION NOTICES AND PROPERTY OWNER LETTERS

Consensus Planning sent the required pre-application and certified mail application notifications to the following Neighborhood Coalition:

- District 4 Coalition of Neighborhood Associations

Property owner letters were sent through certified mail on September 24, 2020 to all the property owners included within a 100' for the Zoning Map Amendment. The 100' buffer map and property owner list are both included with this application.

As of September 24, 2020, there were no requests for a meeting nor have there been any questions or concerns resulting from the pre-application notice before preparation of this application.

JUSTIFICATION – SECTION 14-16-6-7(f)(3) OF INTEGRATED DEVELOPMENT ORDINANCE

This request is well-supported by the Comprehensive Plan's goals and policies and meets the criteria for a Zoning Map Amendment – EPC per IDO Section 14-6-7(F)(3) as described further in this section.

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

Applicant's Response: *The proposed zone change is consistent with the health, safety, and general welfare of the City by creating zoning that is consistent with the surrounding properties, will allow redevelopment of two vacant buildings, provide jobs, and will further a preponderance of the following applicable goals and policies of the Comprehensive Plan.*

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

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

Applicant Response: *The request furthers this policy by allowing more permissive commercial uses that support job creation, redevelopment of a*

vacant building and will provide consistent zoning with the surrounding mixed-use properties.

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: *The request furthers this policy because it will be consistent with the non-residential nature of this area. The zone change uses an existing zone in the area (adjacent to the north) that will support the redevelopment of an existing, vacant building. This zone change is compatible with the adjacent mixed land uses and commercial zoning patterns to the north, south, east, and west while maintaining a similar scale and building design established in the area (the building exists and is part of that existing pattern).*

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

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

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

Applicant Response: *The request furthers this goal and policy by encouraging redevelopment of an existing, vacant building in an appropriate area that can accommodate additional non-residential uses. The property is in the heart of an existing mixed-use, non-residential area of the city that has existing infrastructure and road capacity that can handle the anticipated traffic patterns to support this type of development. The property has multiple access points and will be able to use the existing street network to ensure that it does not adversely impact adjacent streets or properties.*

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

Applicant Response: *The request furthers this policy by redeveloping two vacant buildings that are within an activity center. This zone change will facilitate the addition of other appropriate uses to the area. The surrounding area is completely non-residential and a significant portion of the properties to the northwest are zoned for non-residential uses. The existing buildings do not lend themselves to conversion to multi-family uses either. Since this is not a desirable location for multi-family housing due to the limitations of the existing buildings and the character of the surrounding area, the change to a non-residential zoning category is appropriate.*

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

Applicant Response: *The subject property is located on the edge of the Activity Center that transitions between retail uses and more business and light*

industrial uses. The NR-C zone will allow redevelopment of these two vacant buildings in a way that supports the surrounding businesses and Dion's restaurants throughout the City. There aren't any adjacent residential uses in this portion of the activity center.

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

Applicant Response: *The subject property is located within walking distance of two Major Transit Corridors, San Mateo and Montgomery Boulevards. Employees will be able to utilize transit services.*

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.

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

Applicant Response: *The request furthers this policy by allowing the redevelopment of a vacant building with complementary uses and since the building is existing, it is compatible in form and scale to the immediate surrounding development.*

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

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

Applicant Response: *The request furthers this goal and policy by supporting redevelopment within an infill development area that is currently supported by existing infrastructure and public facilities.*

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

Applicant Response: *The request furthers this policy by allowing for development where there is existing infrastructure and public facilities supporting this redevelopment project. The subject property is not located at the urban fringe.*

Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Chance 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 the Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

- b) Encourage development that expands employment opportunities.**

Applicant Response: *This project and the associated zoning map amendment directly further this policy by redeveloping an existing, vacant building and adding approximately 70 jobs to the area.*

- e) **Encourage job creation in business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential uses.**

Applicant Response: *This zone change is consistent with this policy and will create jobs within an existing developed area with a mix of non-residential uses including commercial retail, medical, employment, and entertainment. There are no adjacent or abutting residential uses.*

- g) **Encourage development where adequate infrastructure and community services exist.**

Applicant Response: *As a redevelopment of an existing vacant building, all necessary infrastructure to support this new use exists.*

- h) **Encourage development in areas with a highly connected street grid and frequent transit service.**

Applicant Response: *This property has direct access to several non-residential local streets that are connected to San Mateo Boulevard just north of Montgomery Boulevard, which are both principal arterials. There is a transit route on San Mateo with stops immediately adjacent to the property.*

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Center and Corridors, parks, and Major Public Open Space.

- b) **Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.**

Applicant Response: *The portion of the property that is within the area of consistency is currently a parking lot and that use will remain.*

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.

Applicant Response: *Dion's is a local business that is expanding. This zone change will allow them to develop a commissary facility that is needed for their business to grow and expand their employment base in the community.*

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

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

Applicant's Response: *This criterion is not applicable to this zone change request.*

2. **There has been a significant change in neighborhood or community conditions affecting the site.**

Applicant's Response: *This area is developed and relatively stable. The vacancy of the existing building is a change that will be remedied by this zoning map amendment and redevelopment of the existing building.*

3. **A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).**

Applicant's Response: *The redevelopment of this vacant building and the expansion of an existing local business furthers many comprehensive plan goals and policies as outlined above. The change to NR-C will allow development of a use that is needed to support Dion's local business and is consistent with the existing land use patterns in the area, development intensity, and access to existing infrastructure. The elimination of multi-family residential as permitted in the existing MX-M zone is appropriate since multi-family use would not be desired in this location.*

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

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

Applicant Response: *The subject site is not located wholly in an "Area of Change"; however, as discussed previously, the redevelopment of this existing building that is located within the Area of Change is appropriate and furthers the goals and policies for Areas of Change and Activity Centers.*

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

Applicant's Response: *None of the permissive uses in the NR-C zone will be harmful to the adjacent property, neighborhood, or community. The zone change will allow for additional permissive commercial uses to include all the uses necessary to develop a commissary as planned by the applicant.*

The following table compares a sample of permissive and relevant uses within the MX-M zone as compared to the current NR-C zone.

IDO Zoning Comparison: MX-M vs. NR-C		
Use	MX-M	NR-C
Dwelling, townhouse	P	X
Dwelling, live-work	P	X
Dwelling, multi-family	P	X
Adult Entertainment	X	X
Bank	P	P
Medical or Dental Clinic	P	P
Building and home improvement materials store	C	P
Office	P	P
Bakery	P	P
General Retail, Small and Medium	P	P
General Retail, Large	C	P
Liquor Retail	C*	P
Restaurant	P	P
Artisan Manufacturing	P	P
Light Manufacturing	X	P
Warehousing	C	P
Wholesaling and Distribution Center	X	P
Drive-through or Drive-up Facility	A	A

* Changed with the IDO Amendments as approved by the City Council

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

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

Applicant's Response: *The street, trail, and sidewalk systems are adequate to accommodate the redevelopment of this existing, vacant building.*

- 2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.**

Applicant's Response: *The proposed zone change will not require major and unprogrammed capital expenditures by the City as all the infrastructure needed to facilitate this project exist adjacent to or near the property.*

- 3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.**

Applicant's Response: *Any infrastructure improvements that may be required to meet the capacity required for the development of the subject property will be provided by the applicant/developer subject to the approved Site Plan as required by the standard City processes.*

4. **Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City approved Development Agreement between the City and the applicant.**

Applicant's Response: *As previously stated, all required infrastructure needed to support the redevelopment of this vacant building exist, if there are any infrastructure improvements required it will be provided by the applicant/developer subject to the approved Site Plan to support the change of use.*

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

Applicant's Response: *This request is not based on the property's location on a major street. The property redevelopment and the proposed zone change are supported by the location and adjacency to San Mateo Boulevard.*

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

Applicant's Response: *The cost of land or economic considerations are not the determining factor for this zone change request. However, the economics associated with the redevelopment of an existing, vacant building are and should be important factors to both the applicant and the City since it efficiently uses existing improvements on the property.*

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

Applicant's Response: *The property is adjacent to existing NR-C zoning and is therefore not a spot zone.*

1. **The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.**

Applicant's Response: *This criterion is not applicable to this zone change request.*

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.**

Applicant's Response: *This criterion is not applicable to this zone change request.*

3. **The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.**

Applicant's Response: *This criterion is not applicable to this zone change request. The existing structure will be redeveloped and used for the proposed commissary.*

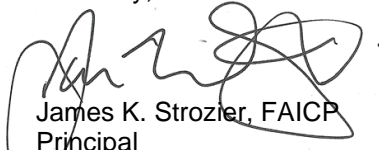


CONCLUSION

On behalf of Dion's and Goodman Realty, we respectfully request that the Environmental Planning Commission approve this request for a Zoning Map Amendment for the subject site.

Thank you for your consideration.

Sincerely,



James K. Strozier, FAICP
Principal

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

Applicant's Response: *None of the permissive uses in the NR-C zone will be harmful to the adjacent property, neighborhood, or community. The additional uses primarily fall into the light industrial and warehouse uses, which are similar in character to many of the uses in the surrounding area. Adjacent uses include self-storage, office, industrial warehouse and retail. It should also be noted that there are no residential uses proximate to the subject property. The zone change to NR-C will allow for additional permissive commercial and warehouse/distribution uses and will allow for all the uses necessary to develop a commissary as planned by the applicant.*

The following table compares a sample of permissive and relevant uses within the MX-M zone as compared to the current NR-C zone.

NOTIFICATION &
NEIGHBORHOOD INFORMATION

From: [Carmona, Dalaina L.](#)
To: [Jim Strozier](#)
Subject: 4595 San Mateo Boulevard NE Neighborhood Meeting Inquiry
Date: Tuesday, September 1, 2020 11:26:44 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image007.png](#)
[zone.atlas.page F-17.pdf](#)

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	nena_treasurer@noreste.org	PO Box 94115	Albuquerque	NM	87119	5052800082
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE	Albuquerque	NM	87109	5052802549

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail.

<https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

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

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Once you have e-mailed the contact individuals 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 permit application and submit it to the Planning Department for approval.

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit:

<https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

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

Thanks,



Dalaina L. Carmona

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



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Monday, August 31, 2020 4:38 PM

To: Office of Neighborhood Coordination <cp@consensusplanning.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

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

Contact Name

Jim Strozier

Telephone Number

5057649801

Email Address

cp@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Lot A and a portion of Lot B, Montgomery Plaza Subdivision

Physical address of subject site:

4595 San Mateo Boulevard NE

Subject site cross streets:

Southeast corner of Lumber and Hardware

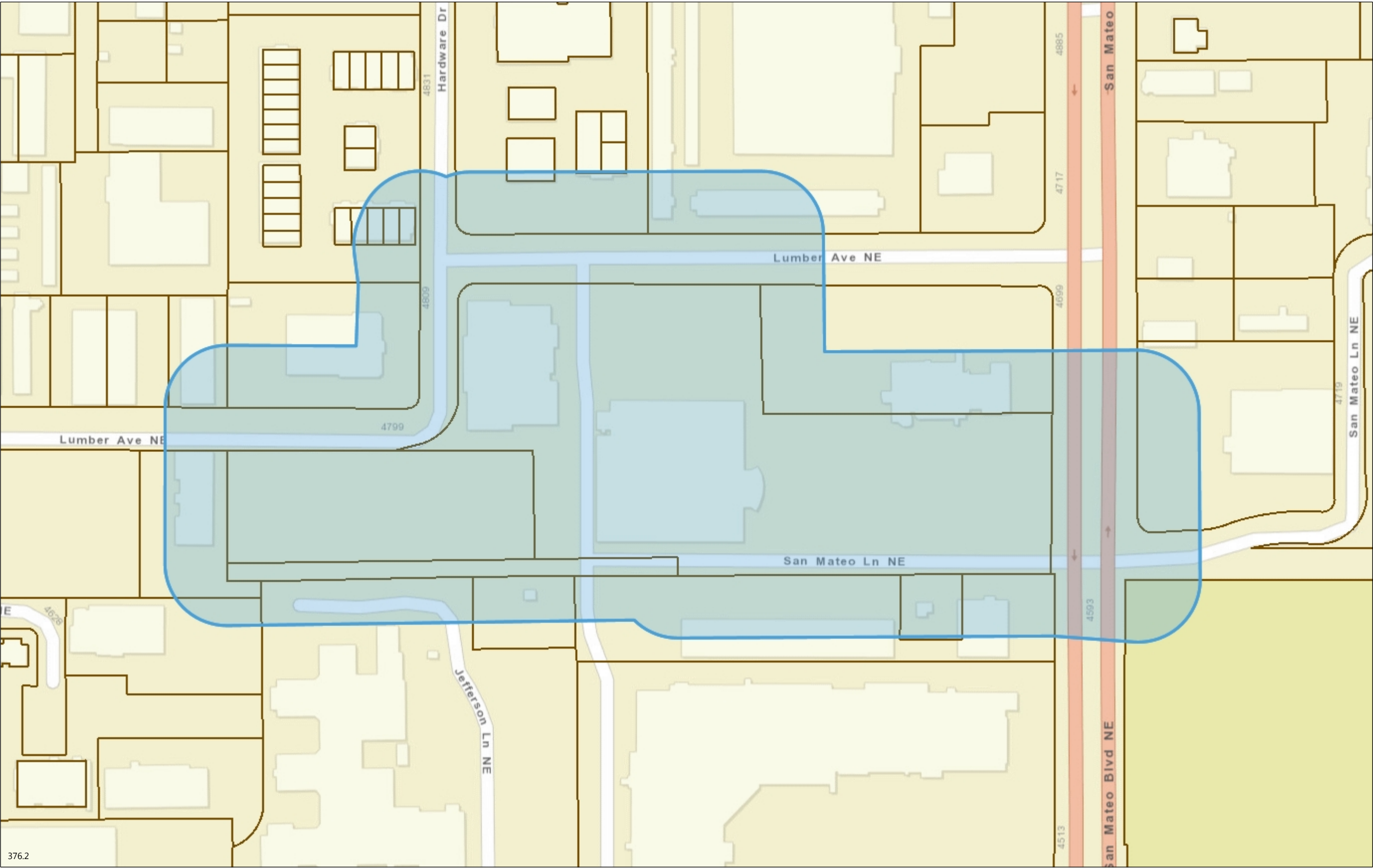
Other subject site identifiers:

This site is located on the following zone atlas page:

F-17

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

Ownership Buffer Map - Dion's Commissary



Legend

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

Notes

100 foot buffer excluding rights-of-way
Prepared by Consensus Planning, Inc.

308 0 154 308 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Data From City of Albuquerque GIS@cabq.gov

10/26/2020



1: 1,847

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Owner

BOARD OF EDUCATION

LOOSEARROW DEVELOPMENT LLC

MONTGOMERY PLAZA PARTNERS LLC

JPR INVESTMENTS LLC

BRYANT-SUTTER LLC

PUBLIC SERVICE CO OF NM

ELLIS KRAIG & REBECCA

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

SUN MOUNTAIN ESTATES INC

ABQ SELF-STORAGE LLC C/O PARADIGM TAX GROUP - ESS #8629

FRIEDMAN BARBARA A TRUSTEE FREIDMAN RVT & DORSON ROBERT & ETAL

FLINCHUM JAMES M & MARCIA K & THRASH JAMES D & DENISE L

MONTGOMERY PLAZA HOLDINGS LLC

ALBUQUERQUE HEIGHTS PROP LLC C/O SKILLED HEALTHCARE LLC ATTN: TAX DEPT

HARDWARE OFFICE PARTNERS LLC SUITES 1 & 2

SMIDT PROPERTIES LLC

SMIDT PROPERTIES LLC SUITES 4 & 5

NM INSIGHT MENTAL HEALTH LLC

MAKL LLC

J-C LAND COMPANY LLC

Owner Address

PO BOX 25704
4801 HARDWARE DR NE
100 SUN AVE NE SUITE 100
PO BOX 94777
7850 JEFFERSON ST NE SUITE 300
ALVARADO SQUARE
6501 MESA SOLANA PL NW
PO BOX 1293
404 BRUNN SCHOOL RD SUITE A
PO BOX 800729
8304 VIA ALEGRE NE
81 VALLECITOS LP
100 SUN AVE NE SUITE 100
27442 PORTOLA PKWY NE SUITE 200
4811C HARDWARE DR NE SUITE 1
4811 HARDWARE DR NE BLDG A SUITE 4
4811 HARDWARE DR NE BLDG A
4810 HARDWARE DR NE
8301 GUADALUPE TRL NW
4800 HARDWARE DR NE SUITE B

Owner Address 2

ALBUQUERQUE NM 87125-0704
ALBUQUERQUE NM 87109
ALBUQUERQUE NM 87109
ALBUQUERQUE NM 87199-4777
ALBUQUERQUE NM 87109-4314
ALBUQUERQUE NM 87158
ALBUQUERQUE NM 87120
ALBUQUERQUE NM 87103-1293
SANTA FE NM 87505-1102
DALLAS TX 75380-0729
ALBUQUERQUE NM 87122-2633
TIJERAS NM 87059
ALBUQUERQUE NM 87109
FOOTHILL RANCH CA 92610-2822
ALBUQUERQUE NM 87109-2019
ALBUQUERQUE NM 87109-2017
ALBUQUERQUE NM 87109-2017
ALBUQUERQUE NM 87109
ALBUQUERQUE NM 87114-1122
ALBUQUERQUE NM 87109-2025

Owner

BOARD OF EDUCATION

LOOSEARROW DEVELOPMENT LLC

MONTGOMERY PLAZA PARTNERS LLC

JPR INVESTMENTS LLC

BRYANT-SUTTER LLC

PUBLIC SERVICE CO OF NM

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SUN MOUNTAIN ESTATES INC

ABQ SELF-STORAGE LLC C/O PARADIGM TAX GROUP - ESS #8629

FRIEDMAN BARBARA A TRUSTEE FREIDMAN RVT & DORSON ROBERT & ETAL

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MONTGOMERY PLAZA HOLDINGS LLC

ALBUQUERQUE HEIGHTS PROP LLC C/O SKILLED HEALTHCARE LLC ATTN: TAX DEPT

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SMIDT PROPERTIES LLC SUITES 4 & 5

NM INSIGHT MENTAL HEALTH LLC

MAKL LLC

J-C LAND COMPANY LLC

Owner Address

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4801 HARDWARE DR NE
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7850 JEFFERSON ST NE SUITE 300
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100 SUN AVE NE SUITE 100
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4811C HARDWARE DR NE SUITE 1
4811 HARDWARE DR NE BLDG A SUITE 4
4811 HARDWARE DR NE BLDG A
4810 HARDWARE DR NE
8301 GUADALUPE TRL NW
4800 HARDWARE DR NE SUITE B

Owner Address 2

ALBUQUERQUE NM 87125-0704
ALBUQUERQUE NM 87109
ALBUQUERQUE NM 87109
ALBUQUERQUE NM 87199-4777
ALBUQUERQUE NM 87109-4314
ALBUQUERQUE NM 87158
ALBUQUERQUE NM 87120
ALBUQUERQUE NM 87103-1293
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TIJERAS NM 87059
ALBUQUERQUE NM 87109
FOOTHILL RANCH CA 92610-2822
ALBUQUERQUE NM 87109-2019
ALBUQUERQUE NM 87109-2017
ALBUQUERQUE NM 87109-2017
ALBUQUERQUE NM 87109
ALBUQUERQUE NM 87114-1122
ALBUQUERQUE NM 87109-2025

From: [Jim Strozier](#)
To: [Dan & Liz Regan](#); nena_treasurer@noreste.org
Subject: Update - IDO Electronic Mail Notification - Zoning Map Amendment - EPC Application
Date: Tuesday, October 27, 2020 11:51:00 AM
Attachments: [Zone Atlas F-17 Highlighted Site.pdf](#)

District 4 Coalition of Neighborhood Associations:

The purpose of this email is to inform you that this application has been modified to apply to all of Tracts A and B for a total of 9.9 acres (the original request was for 4.6 acres). The application was amended to add the additional property. The information from the original email has been amended below. We are also updating the notice to the adjacent property owners as well. Please feel free to call or email me if you have any questions about this change or the application in general.

In accordance with the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(4) Electronic Mail Public Notice procedures, this email is notification that Consensus Planning, Inc., Agent for Dion's, has resubmitted an application for a Zoning Map Amendment to be reviewed and approved by the Environmental Planning Commission (EPC).

The application refers to the property located at the southeast corner of the intersection of Lumber and Hardware Streets west of San Mateo Boulevard and is legally described as Tracts A and B, Montgomery Plaza containing approximately 9.9 acres. The address of the existing building is 4595 San Mateo Boulevard NE, and the property is legally described as:

- *Tract A and Tract B Subdivision Plat Map for Tracts A, B, C and D Montgomery Plaza, containing approximately 4.63 acres.*

One of the existing buildings was home to the Itz entertainment center, which closed in 2016, and is currently vacant. The proposal is to reuse the existing building primarily as a commissary to support the local Dion's restaurants and they are also considering a Dion's restaurant (smaller café style restaurant with a limited menu in the front lobby of the building) on the eastern side of the building. The existing zoning is Mixed Use Medium Intensity. In order to allow the commissary use, the zoning needs to be changed to allow the light manufacturing uses required that include a bakery and dressing preparation. In order to accomplish this, we are requesting Non-Residential Commercial (NR-C) zoning for the property that allows all of the anticipated uses. This change will eliminate the ability to develop multi-family residential (apartments) on the property. The property is surrounded by other commercial and industrial zoning and land uses (see attached zone atlas page). The existing developed property includes adequate parking for the proposed uses. The property owner is exploring other adaptive reuse options for the Cinemark as well building (on the additional acreage) and the NR-C zoning will facilitate additional non-residential options.

The anticipated EPC Public Hearing for this application will be held on November 12, 2020 starting at 8:40 AM. Due to the ongoing public health orders, this meeting will be in a virtual format via the Zoom software platform. The URL for joining via videoconference or call-in numbers for audio only are as follows:

Join Zoom Meeting

<https://cabq.zoom.us/j/95938270222>

Meeting ID: 959 3827 0222

One tap mobile

+16699006833,,95938270222# US (San Jose)

+12532158782,,95938270222# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: 959 3827 0222

Find your local number: <https://cabq.zoom.us/u/acn75hg9We>

You can check the agenda for the relevant decision-making body online here:

<https://www.cabq.gov/planning/boards-commissions> call the Planning Department at 505-924-3860.

Please do not hesitate to contact me via phone at (505) 764-9801 or email at cp@consensusplanning.com if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a facilitated Meeting regarding this project by contacting the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Attachments: Zone Atlas Page F-17-Z

Thank you.

Jim Strozier, FAICP

Consensus Planning, Inc.

302 8th Street NW

(505) 764-9801

From: [Microsoft Outlook](#)
To: [Dan & Liz Regan](#)
Subject: Relayed: Update - IDO Electronic Mail Notification - Zoning Map Amendment - EPC Application
Date: Tuesday, October 27, 2020 11:52:04 AM
Attachments: [Update - IDO Electronic Mail Notification - Zoning Map Amendment - EPC Application .msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
Dan <mailto:dlreganabq@gmail.com> & Liz Regan (dlreganabq@gmail.com)
Subject: Update - IDO Electronic Mail Notification - Zoning Map Amendment - EPC Application

From: [Mail Delivery System](#)
To: nenal_treasurer@noreste.org
Subject: Delivered: Update - IDO Electronic Mail Notification - Zoning Map Amendment - EPC Application
Date: Tuesday, October 27, 2020 11:52:14 AM

Your message has been delivered to the following recipients:
nenal_treasurer@noreste.org <mailto:nenal_treasurer@noreste.org>
Subject: Update - IDO Electronic Mail Notification - Zoning Map Amendment - EPC Application



October 26, 2020

Mr. Daniel Regan
4109 Chama Street NE
Albuquerque, NM 87109

Ms. Mildred Griffiee
PO Box 94115
Albuquerque, NM 87119

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

RE: **Update** - Zoning Map Amendment – EPC for 4595 San Mateo Boulevard NE

Dear District 4 Coalition of Neighborhood Associations Representatives:

The purpose of this updated notice is to inform you that this request was expanded to include all of Tract B with a total of 9.9 acres.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, this is notification that Consensus Planning, Inc., Agent for Dion's, has submitted an application for a Zoning Map Amendment to be reviewed and approved by the Environmental Planning Commission (EPC).

The application refers to the property located at the southeast corner of the intersection of Lumber and Hardware Streets west of San Mateo Boulevard and is legally described as Lot A and a portion of Lot B, Montgomery Plaza containing approximately **9.9 acres**. The address of the existing building is 4595 San Mateo Boulevard NE, and the property is legally described as:

- ***Tract A and Tract B Subdivision Plat Map for Tracts A, B, C, and D Montgomery Plaza, containing approximately 9.9 acres.***

The existing buildings were home to the Itz entertainment center, which closed in 2016, and is currently vacant and the Cinemark building. The proposal is to reuse the existing Itz building primarily as a commissary to support the local Dion's restaurants and they are also considering a Dion's restaurant (smaller café style restaurant with a limited menu in the front lobby of the building) on the eastern side of the building. The existing zoning is Mixed Use Medium Intensity. In order to allow the commissary use, the zoning needs to be changed to allow the light manufacturing uses required that include a bakery and dressing preparation. It is anticipated that we will be requesting Non-Residential Commercial (NR-C) zoning for the property that allows all the anticipated uses. This change will eliminate the ability to develop multi-family residential (apartments) on the property. The property is surrounded by other commercial and industrial zoning and land uses (see attached zone atlas page). The existing developed property includes adequate parking for the proposed uses. **The owner is exploring other adaptive reuse options for the Cinemark building as well and the NR-C zoning will facilitate additional non-residential options.**

PRINCIPALS

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

The anticipated EPC Public Hearing for this application will be held on November 12, 2020 starting at 8:40 AM. Due to the ongoing public health orders, this



meeting will be in a virtual format via the Zoom software platform. The URL for joining via videoconference or call-in numbers for audio only are as follows:

Join Zoom Meeting

<https://cabq.zoom.us/j/95938270222>

Meeting ID: 959 3827 0222

One tap mobile

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+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: 959 3827 0222

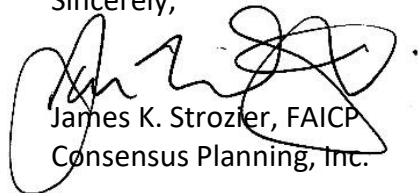
Find your local number: <https://cabq.zoom.us/u/acn75hg9We>

You can check the agenda for the relevant decision-making body online here:

<https://www.cabq.gov/planning/boards-commissions> call the Planning Department at 505-924-3860.

Please do not hesitate to contact me via phone at (505) 764-9801 or email at cp@consensusplanning.com if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a facilitated meeting regarding this project by contacting the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Sincerely,



James K. Strozler, FAICP
Consensus Planning, Inc.

Attachments: Zone Atlas Page F-17-Z

7018 0360 0000 1718 7586

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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87158

Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

Postage \$0.55

Total Postage and Fees \$6.95

Sent To PUBLIC SERVICE CO OF NM
ALVARADO SQUARE
ALBUQUERQUE NM 87158

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9071

7018 0360 0000 1718 7579

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Santa Fe, NM 87505

Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

Postage \$0.55

Total Postage and Fees \$6.95

Sent To SUN MOUNTAIN ESTATES INC
404 BRUNN SCHOOL RD SUITE A
SANTA FE NM 87505-1102

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9071

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Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

Postage \$0.55

Total Postage and Fees \$6.95

Sent To INSIGHT MENTAL HEALTH LLC
4810 HARDWARE DR NE
ALBUQUERQUE NM 87109

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9071

7018 0360 0000 1718 7593

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Extra Services & Fees (check box, add fee as appropriate)	\$2.85	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

Postage \$0.55

Total Postage and Fees \$6.95

Sent To MONROE SOMERY PLAZA PARTNERS LLC
100 SUN AVE NE SUITE 100
ALBUQUERQUE NM 87109

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9071

7018 0360 0000 1718 7562

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Tijeras, NM 87059

Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

Postage \$0.55

Total Postage and Fees \$6.95

Sent To FLANCHUM JAMES M & MARCIA K &
THRASH JAMES D & DENISE L
81 VALLECITOS LP
TIJERAS NM 87059

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9071

7018 0360 0000 1718 7555

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Albuquerque, NM 87109

Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

Postage \$0.55

Total Postage and Fees \$6.95

Sent To HARDWARE OFFICE PARTNERS LLC
SUITES 1 & 2
4811C HARDWARE DR NE SUITE 1
ALBUQUERQUE NM 87109-2019

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9071

7018 0360 0000 1718 7524

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Albuquerque, NM 87109

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$4.95

Sent To 887951-NT-SUTTER LLC

7850 JEFFERSON ST NE SUITE 300

ALBUQUERQUE NM 87109-4314

City, State, ZIP+4

PS Form 3800, April 2010 PSN 7530-02-000-9001

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Albuquerque, NM 87122

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$4.95

Sent To FREIDMAN BARBARA A TRUSTEE

FREIDMAN RVT & DORSON ROBERT &

ETAL

8304 VIA ALEGRE NE

ALBUQUERQUE NM 87122-2633

City, State, ZIP+4

PS Form 3800, April 2010 PSN 7530-02-000-9001

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Albuquerque, NM 87109

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$4.95

Sent To SMIDT PROPERTIES LLC SUITES 4 & 5

4811 HARDWARE DR NE BLDG A

ALBUQUERQUE NM 87109-2017

City, State, ZIP+4

PS Form 3800, April 2010 PSN 7530-02-000-9001

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Albuquerque, NM 87109

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$4.95

Sent To SMIDT PROPERTIES LLC SUITES 4 & 5

4811 HARDWARE DR NE BLDG A

ALBUQUERQUE NM 87109-2017

City, State, ZIP+4

PS Form 3800, April 2010 PSN 7530-02-000-9001

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CERTIFIED MAIL® RECEIPT

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Albuquerque, NM 87109

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$4.95

Sent To LOOSEARROW DEVELOPMENT LLC

4801 HARDWARE DR NE

ALBUQUERQUE NM 87109

City, State, ZIP+4

PS Form 3800, April 2010 PSN 7530-02-000-9001

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Albuquerque, NM 87103

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$4.95

Sent To ALBUQUERQUE BERNALILLO COUNTY

WATER UTILITY AUTHORITY

PO BOX 1293

ALBUQUERQUE NM 87103-1293

City, State, ZIP+4

PS Form 3800, April 2010 PSN 7530-02-000-9001

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For delivery information, visit our website at www.usps.com®.

Foothill Ranch, CA 92610

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$4.95

Sent To ALBUQUERQUE HEIGHTS PROP LLC C/O

SKILLED HEALTHCARE LLC

27442 PORTOLA PKWY NE SUITE 200

FOOTHILL RANCH CA 92610-2822

City, State, ZIP+4

PS Form 3800, April 2010 PSN 7530-02-000-9001

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For delivery information, visit our website at www.usps.com®.

Foothill Ranch, CA 92610

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$4.95

Sent To ALBUQUERQUE HEIGHTS PROP LLC C/O

SKILLED HEALTHCARE LLC

27442 PORTOLA PKWY NE SUITE 200

FOOTHILL RANCH CA 92610-2822

City, State, ZIP+4

PS Form 3800, April 2010 PSN 7530-02-000-9001

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Albuquerque, NM 87125

Certified Mail Fee	\$3.55	0101
	\$2.85	09
Extra Services & Fees (check box, add fee as appropriate)		
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage	\$0.55	
Sent To	BOARDS OF EDUCATION	
Street and Apt.	PO BOX 25704	
City, State, Zip	ALBUQUERQUE NM 87125-0704	

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Albuquerque, NM 87120

Certified Mail Fee	\$3.55	0101
	\$2.85	09
Extra Services & Fees (check box, add fee as appropriate)		
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage	\$0.55	
Sent To	ELLIS MARRAS & REBECCA	
Street and Apt.	6501 MESA SOLANA PL NW	
City, State, Zip	ALBUQUERQUE NM 87120	

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Albuquerque, NM 87109

Certified Mail Fee	\$3.55	0101
	\$2.85	09
Extra Services & Fees (check box, add fee as appropriate)		
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage	\$0.55	
Sent To	MONTGOMERY PLAZA HOLDINGS LLC	
Street and Apt.	100 SUN AVE NE SUITE 100	
City, State, Zip	ALBUQUERQUE NM 87109	

PS Form 3800, April 2019 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 1718 7173

7018 0360 0000 1718 7227

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Albuquerque, NM 87109

Certified Mail Fee	\$3.55	0101
	\$2.85	09
Extra Services & Fees (check box, add fee as appropriate)		
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage	\$0.55	
Sent To	J-CAL AND COMPANY LLC	
Street and Apt.	4800 HARDWARE DR NE SUITE B	
City, State, Zip	ALBUQUERQUE NM 87109-2025	

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Albuquerque, NM 87199

Certified Mail Fee	\$3.55	0101
	\$2.85	09
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage	\$0.55	
Sent To	JESSE INVESTMENTS LLC	
Street and Apt.	PO BOX 94777	
City, State, Zip	ALBUQUERQUE NM 87199-4777	

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Dallas, TX 75380

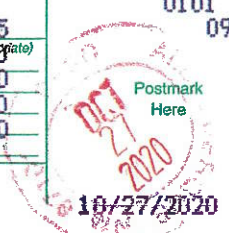
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	\$2.85	09
Extra Services & Fees (check box, add fee as appropriate)		
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage	\$0.55	
Sent To	ABQ SELF STORAGE LLC C/O PARADIGM	
Street and Apt.	TAX GROUP - ESS #8629	
City, State, Zip	PO BOX 800729	
	DALLAS TX 75380-0729	

PS Form 3800, April 2019 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 1718 7180

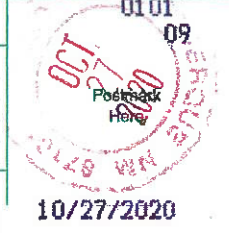
7018 0360 0000 1718 6299

U.S. Postal Service CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Albuquerque, NM 87114	
Certified Mail Fee	\$3.55
\$	\$2.85
Extra Services & Fees (check box, add fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
\$	\$4.95
Total Postage	\$4.95
Sent To	8301 GUADALUPE TRL NW
Street and Apt	ALBUQUERQUE NM 87114-1122
City, State, Zip	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



7018 0360 0000 1718 6305

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For delivery information, visit our website at www.usps.com ®.	
Albuquerque, NM 87109	
Certified Mail Fee	\$3.55
\$	\$2.85
Extra Services & Fees (check box, add fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
\$	\$4.95
Total Postage	\$4.95
Sent To	SMIDT B PROPERTIES LLC
Street and Apt	4811 HARDWARE DR NE
City, State, Zip	BLDG A SUITE 4 ALBUQUERQUE NM 87109-2017
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



Business Planning
10000 North Street NW
Albuquerque, NM 87102

FIRST-CLASS



PITNEY BOWES
US POSTAGE
02 1P \$ 000.50⁰
0002118651 OCT 26 2020
MAILED FROM ZIP CODE 87102

Ms. Mildred Griffiee
PO Box 94115
Albuquerque, NM 87119

Business Planning
10000 North Street NW
Albuquerque, NM 87102

FIRST-CLASS



PITNEY BOWES
US POSTAGE
02 1P \$ 000.50⁰
0002118651 OCT 26 2020
MAILED FROM ZIP CODE 87102

Mr. Daniel Regan
4109 Chama Street NE
Albuquerque, NM 87109

October 26, 2020

Dear Property Owner:

The purpose of this updated notice is to inform you that this request was expanded to include all of Tract B with a total of 9.9 acres.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, this is notification that Consensus Planning, Inc., Agent for Dion's, has submitted an application for a Zoning Map Amendment to be reviewed and approved by the Environmental Planning Commission (EPC).

The application refers to the property located at the southeast corner of the intersection of Lumber and Hardware Streets west of San Mateo Boulevard and is legally described as Lot A and a portion of Lot B, Montgomery Plaza containing approximately **9.9 acres**. The address of the existing building is 4595 San Mateo Boulevard NE, and the property is legally described as:

- ***Tract A and Tract B Subdivision Plat Map for Tracts A, B, C, and D Montgomery Plaza, containing approximately 9.9 acres.***

The existing buildings were home to the Itz entertainment center, which closed in 2016, and is currently vacant and the Cinemark building. The proposal is to reuse the existing Itz building primarily as a commissary to support the local Dion's restaurants and they are also considering a Dion's restaurant (smaller café style restaurant with a limited menu in the front lobby of the building) on the eastern side of the building. The existing zoning is Mixed Use Medium Intensity. In order to allow the commissary use, the zoning needs to be changed to allow the light manufacturing uses required that include a bakery and dressing preparation. It is anticipated that we will be requesting Non-Residential Commercial (NR-C) zoning for the property that allows all the anticipated uses. This change will eliminate the ability to develop multi-family residential (apartments) on the property. The property is surrounded by other commercial and industrial zoning and land uses (see attached zone atlas page). The existing developed property includes adequate parking for the proposed uses. **The owner is exploring other adaptive reuse options for the Cinemark building as well and the NR-C zoning will facilitate additional non-residential options.**

The anticipated EPC Public Hearing for this application will be held on November 12, 2020 starting at 8:40 AM. Due to the ongoing public health orders, this meeting will be in a virtual format via the Zoom software platform. The URL for joining via videoconference or call-in numbers for audio only are as follows:

Join Zoom Meeting

<https://cabq.zoom.us/j/95938270222>

Meeting ID: 959 3827 0222

One tap mobile

+16699006833,,95938270222# US (San Jose)

+12532158782,,95938270222# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: 959 3827 0222

Find your local number: <https://cabq.zoom.us/j/95938270222>

You can check the agenda for the relevant decision-making body online here:

<https://www.cabq.gov/planning/boards-commissions> call the Planning Department at 505-924-3860.

Please do not hesitate to contact me via phone at (505) 764-9801 or email at cp@consensusplanning.com if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a facilitated meeting regarding this project by contacting the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at (505) 764-9801 or via email at cp@consensusplanning.com

Sincerely,
Consensus Planning, Inc.

Attachment: Zone Atlas Page F-17

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.

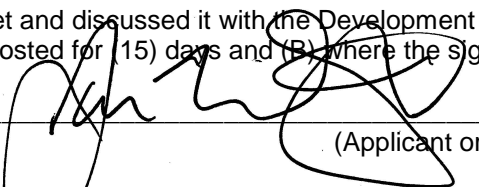
4. TIME

Signs must be posted from October 29, 2020 To November 12, 2020

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) September 24, 2020
(Date)

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

PROJECT NUMBER: _____

25, 2020 at 2:04:34 PM
4800 Hardware Dr NE
Albuquerque NM 87109
United States

REQUEST

ZONING MAP AMENDMENT - EPC
FROM MX-M TO NR-C

APPLICANT: [Redacted]
PROJECT: [Redacted]
ADDRESS: [Redacted]

APPLICANT: [Redacted]
PROJECT: [Redacted]
ADDRESS: [Redacted]

APPLICANT: [Redacted]
PROJECT: [Redacted]
ADDRESS: [Redacted]

The City of Albuquerque Environmental Planning Commission will hold a public hearing VIA EPC, 10AM, VISIT THE WEBSITE ABOVE FOR THE ADDRESS OF THE
BOOM UNIT, on NOVEMBER 12, 2020 at 9:00 AM. All persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 224-3860 or contact the applicant.
Required to be posted from OCTOBER 29, 2020 to NOVEMBER 12, 2020
by CONCEPCION PARRIS FOR PLANNING DEPT 505-224-3860
applicant PR - 20-10-00080-1 R2 - 2020-00031
REFER TO FILE#

It is illegal to reproduce or use this document for any purpose other than the one stated on this sign.

Oct 25, 2020 at 2:13:04 PM
4565 San Mateo Blvd NE
Albuquerque NM 87109
United States

REQUEST

ZONING MAP AMENDMENT - EPC
FROM MX-M to NR-C

As an zoning agency, the City of Albuquerque Planning
Department, under the Uniform Planning Code, has the
authority to amend the zoning map and the zoning code.

San Juan Planning
City of Albuquerque
Meeting ID: 882 882 8821
San Juan Planning
City of Albuquerque, 3000 17th Avenue SE, San Juan
NM 87106-1700, 505.924.3860 or 505.924.3861

For your health:
+1 888 300 8883 (3 San Juan)
+1 202 275 0983 (311)
+1 248 282 7788 (311)
+1 248 282 8004 (311)
+1 302 175 8482 (311)
+1 212 345 8788 (311)

For your health, please visit the website above for the agenda and
zoom link.

The City of Albuquerque Environmental Planning Commission will hold a
public hearing VIA ZOOM. PLEASE VISIT THE WEBSITES ABOVE FOR THE AGENDA AND
ZOOM LINK on NOVEMBER 12, 2020 at 8:30 AM. All persons
have a right to appear at such a hearing. For information on this case or
other instructions on filing written comments, call the Planning
Department at (505) 924-3860 or contact the applicant.

Required to be posted from OCTOBER 28, 2020 to NOVEMBER 12, 2020
by CRISTINA PLANNING FOR PETER DEFELES OED 505.744.9801
applicant agent phone

REFER TO FILE# PR-2020-00480-Y RZ-2020-00081

It is illegal for an unauthorized person to remove or tamper with this sign.

Oct 25, 2020 at 2:10:40 PM
4575 San Mateo Blvd NE
Albuquerque NM 87109
United States

REQUEST

ZONING MAP AMENDMENT-EPC
FROM MX-M TO NR-C

No zoning application is issued or will be issued until the applicant has received a letter of approval from the City of Albuquerque Planning Commission on November 1, 2020. Please see the City of Albuquerque Planning Commission website for more information.

City of Albuquerque
Planning Commission
Meeting 40: 400-400-4000
City of Albuquerque
Planning Commission
Meeting 40: 400-400-4000

For more information
Call the City of Albuquerque
Planning Commission
Meeting 40: 400-400-4000
City of Albuquerque
Planning Commission
Meeting 40: 400-400-4000
City of Albuquerque
Planning Commission
Meeting 40: 400-400-4000

The City of Albuquerque Environmental Planning Commission will hold a public hearing VIA ZOOM. PLEASE VISIT THE WEBSITES ABOVE FOR THE AGENDA

AND ZOOM LINK on November 12, 2020 at 8:30 AM. All persons

have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from October 28, 2020 to November 12, 2020

by Consensus Planning for Peter Defries Corp. 505-764-9801

applicant/agent

phone

REFER TO FILE# PR-2020-004480 + RZ-2020-00031

It is illegal for an unauthorized person to remove or tamper with this sign

Oct 25, 2020 at 2:02:00 PM
4710 Jefferson St NE
Albuquerque NM 87109
United States

REQUEST

ZONING MAP AMENDMENT - EPC
FROM MX-M to NR-C

City of Albuquerque
Planning Department
4710 Jefferson St NE
Albuquerque, NM 87109

City of Albuquerque
Planning Department
4710 Jefferson St NE
Albuquerque, NM 87109

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Albuquerque, NM 87109

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Planning Department
4710 Jefferson St NE
Albuquerque, NM 87109

The City of Albuquerque Environmental Planning Commission will hold a public hearing VIA ZOOM. PLEASE VISIT THE WEBSITES ABOVE FOR THE AGENDA AND ZOOM LINK, on NOVEMBER 12, 2020 at 8:30 AM. All persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from OCTOBER 28, 2020 to NOVEMBER 12, 2020

by CONSULTIVE PLANNING FOR PETER DEERIE CORP. 606.704.9801
applicant/agent phone

REFER TO FILE# PL-2020-00010 + RL-2020-00031

It is illegal for an unauthorized person to remove or tamper with this sign

ADDITIONAL STAFF INFORMATION

The notification above was sent following the expansion of the request to include all of Tract B. The following documentation was sent out before the request was expanded. Also, the applicant received an email from a Neighborhood Association representative. The email with those details is below.

From: [Carmona, Dalaina L.](#)
To: [Jim Strozier](#)
Subject: 4595 San Mateo Boulevard NE Neighborhood Meeting Inquiry
Date: Tuesday, September 1, 2020 11:26:44 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image007.png](#)
[zone.atlas.page F-17.pdf](#)

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	nena_treasurer@noreste.org	PO Box 94115	Albuquerque	NM	87119	5052800082
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE	Albuquerque	NM	87109	5052802549

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail.

<https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

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

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Once you have e-mailed the contact individuals 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 permit application and submit it to the Planning Department for approval.

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit:

<https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

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

Thanks,



Dalaina L. Carmona

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



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

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Monday, August 31, 2020 4:38 PM

To: Office of Neighborhood Coordination <cp@consensusplanning.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

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

Contact Name

Jim Strozier

Telephone Number

5057649801

Email Address

cp@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Lot A and a portion of Lot B, Montgomery Plaza Subdivision

Physical address of subject site:

4595 San Mateo Boulevard NE

Subject site cross streets:

Southeast corner of Lumber and Hardware

Other subject site identifiers:

This site is located on the following zone atlas page:

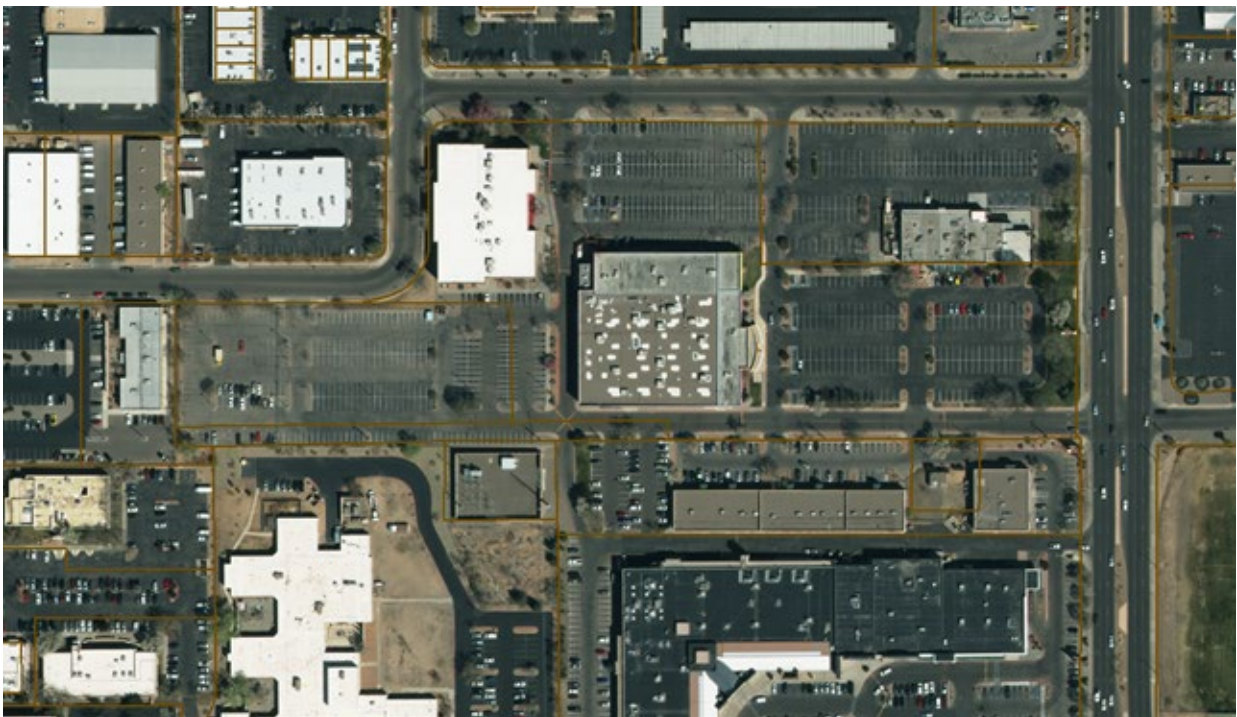
F-17

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

From: [Jim Strozier](#)
To: [Dan & Liz Regan](#); nena_treasurer@noreste.org
Cc: [Michael Vos](#)
Subject: IDO Pre-Application Notification - EPC Zone Map Amendment
Date: Friday, September 4, 2020 4:20:00 PM
Attachments: [zone atlas page F-17.pdf](#)
[image002.png](#)

Dear District 4 Coalition Representatives:

This email is notification that Consensus Planning is preparing an application on behalf of Dion's for a Zone Map Amendment to be submitted to the Environmental Planning Commission (EPC) for the property located at the southeast corner of the intersection of Lumber and Hardware Streets west of San Mateo Boulevard and is legally described as Lot A and a portion of Lot B, Montgomery Plaza containing approximately 4.6 acres. See aerial photo below.



The existing building was home to the Itz entertainment center, which closed in 2016, and is currently vacant. The proposal is to reuse the existing building primarily as a commissary to support the local Dion's restaurants and they are also considering a Dion's restaurant (smaller café style restaurant with a limited menu in the front lobby of the building) on the eastern side of the building. The existing zoning is Mixed Use Medium Intensity. In order to allow the commissary use, the zoning needs to be changed to allow the light manufacturing uses required that include a bakery and dressing preparation. It is anticipated that we will be requesting Non-Residential Commercial (NR-C) zoning for the property that allows all of the anticipated uses. This change will eliminate the ability to develop multi-family residential (apartments) on the property. The property is surrounded by other commercial and industrial zoning and land uses (see attached zone atlas page). The existing developed property includes adequate parking for the proposed uses.

As part of the City process, we are providing you an opportunity to discuss the application prior to submittal. Should you have any questions or would like to request a meeting regarding this pending application, please do not hesitate to email us at cp@consensusplanning.com or contact us by phone at 505-764-9801. Per City requirements, you have 15 days or until September 19, 2020 to request a meeting. If you do not want to schedule a meeting or support the project, please let me know. We are also available via phone or email to answer any questions you may have.

Thank you.

Jim Strozier, FAICP

Consensus Planning, Inc.

302 8th Street NW

(505) 764-9801

From: [Mail Delivery System](#)
To: nena_treasurer@noreste.org
Subject: Delivered: IDO Pre-Application Notification - EPC Zone Map Amendment
Date: Friday, September 4, 2020 4:21:16 PM
Attachments: [IDO Pre-Application Notification - EPC Zone Map Amendment.msg](#)

Your message has been delivered to the following recipients:
nena_treasurer@noreste.org <mailto:nena_treasurer@noreste.org>
Subject: IDO Pre-Application Notification - EPC Zone Map Amendment

From: [Microsoft Outlook](#)
To: [Dan & Liz Regan](#)
Subject: Relayed: IDO Pre-Application Notification - EPC Zone Map Amendment
Date: Friday, September 4, 2020 4:21:03 PM
Attachments: [IDO Pre-Application Notification - EPC Zone Map Amendment.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
Dan <mailto:dlreganabq@gmail.com> & Liz Regan (dlreganabq@gmail.com)
Subject: IDO Pre-Application Notification - EPC Zone Map Amendment

From: [Jim Strozier](#)
To: [Dan & Liz Regan](#); nena_treasurer@noreste.org
Subject: IDO Electronic Mail Notification - Zoning Map Amendment - EPC Application
Date: Wednesday, September 23, 2020 5:35:00 PM
Attachments: [Zone Atlas F-17 Highlighted Site.pdf](#)

District 4 Coalition of Neighborhood Associations:

In accordance with the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(4) Electronic Mail Public Notice procedures, this email is notification that Consensus Planning, Inc., Agent for Dion's, has resubmitted an application for a Zoning Map Amendment to be reviewed and approved by the Environmental Planning Commission (EPC).

The application refers to the property located at the southeast corner of the intersection of Lumber and Hardware Streets west of San Mateo Boulevard and is legally described as Lot A and a portion of Lot B, Montgomery Plaza containing approximately 4.6 acres. The address of the existing building is 4595 San Mateo Boulevard NE, and the property is legally described as:

- *Tract A and the Southern portion of Tract B Subdivision Plat Map for Tracts A, B, C and D Montgomery Plaza, containing approximately 4.63 acres.*

The existing building was home to the Itz entertainment center, which closed in 2016, and is currently vacant. The proposal is to reuse the existing building primarily as a commissary to support the local Dion's restaurants and they are also considering a Dion's restaurant (smaller café style restaurant with a limited menu in the front lobby of the building) on the eastern side of the building. The existing zoning is Mixed Use Medium Intensity. In order to allow the commissary use, the zoning needs to be changed to allow the light manufacturing uses required that include a bakery and dressing preparation. It is anticipated that we will be requesting Non-Residential Commercial (NR-C) zoning for the property that allows all of the anticipated uses. This change will eliminate the ability to develop multi-family residential (apartments) on the property. The property is surrounded by other commercial and industrial zoning and land uses (see attached zone atlas page). The existing developed property includes adequate parking for the proposed uses.

The anticipated EPC Public Hearing for this application will be held on November 12, 2020 starting at 8:40 AM. Due to the ongoing public health orders, this meeting will be in a virtual format via the Zoom software platform. The URL for joining via videoconference or call-in numbers for audio only are as follows:

Join Zoom Meeting
<https://cabq.zoom.us/j/95938270222>

Meeting ID: 959 3827 0222
One tap mobile

+16699006833,,95938270222# US (San Jose)
+12532158782,,95938270222# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)

Meeting ID: 959 3827 0222

Find your local number: <https://cabq.zoom.us/j/95938270222>

You can check the agenda for the relevant decision-making body online here:

<https://www.cabq.gov/planning/boards-commissions> call the Planning Department at 505-924-3860.

Please do not hesitate to contact me via phone at (505) 764-9801 or email at cp@consensusplanning.com if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a facilitated Meeting regarding this project by contacting the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Attachments: Zone Atlas Page F-17-Z

Thank you.

Jim Strozier, FAICP

Consensus Planning, Inc.

302 8th Street NW

(505) 764-9801

From: [Mail Delivery System](#)
To: nenal_treasurer@noreste.org
Subject: Delivered: IDO Electronic Mail Notification - Zoning Map Amendment - EPC Application
Date: Wednesday, September 23, 2020 5:35:49 PM
Attachments: [IDO Electronic Mail Notification - Zoning Map Amendment - EPC Application .msg](#)

Your message has been delivered to the following recipients:
nenal_treasurer@noreste.org <mailto:nenal_treasurer@noreste.org>
Subject: IDO Electronic Mail Notification - Zoning Map Amendment - EPC Application

From: [Microsoft Outlook](#)
To: [Dan & Liz Regan](#)
Subject: Relayed: IDO Electronic Mail Notification - Zoning Map Amendment - EPC Application
Date: Wednesday, September 23, 2020 5:35:34 PM
Attachments: [IDO Electronic Mail Notification - Zoning Map Amendment - EPC Application .msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
Dan <<mailto:dlreganabq@gmail.com>> & Liz Regan (dlreganabq@gmail.com)
Subject: IDO Electronic Mail Notification - Zoning Map Amendment - EPC Application



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

PRINCIPALS

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

September 24, 2020

Mr. Daniel Regan
4109 Chama Street NE
Albuquerque, NM 87109

Ms. Mildred Griffiee
PO Box 94115
Albuquerque, NM 87119

RE: Zoning Map Amendment – EPC for 4595 San Mateo Boulevard NE

Dear District 4 Coalition of Neighborhood Associations Representatives:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, this is notification that Consensus Planning, Inc., Agent for Dion's, has submitted an application for a Zoning Map Amendment to be reviewed and approved by the Environmental Planning Commission (EPC).

The application refers to the property located at the southeast corner of the intersection of Lumber and Hardware Streets west of San Mateo Boulevard and is legally described as Lot A and a portion of Lot B, Montgomery Plaza containing approximately 4.6 acres. The address of the existing building is 4595 San Mateo Boulevard NE, and the property is legally described as:

- *Tract A and the Southern portion of Tract B Subdivision Plat Map for Tracts A, B, C and D Montgomery Plaza, containing approximately 4.63 acres.*

The existing building was home to the Itz entertainment center, which closed in 2016, and is currently vacant. The proposal is to reuse the existing building primarily as a commissary to support the local Dion's restaurants and they are also considering a Dion's restaurant (smaller café style restaurant with a limited menu in the front lobby of the building) on the eastern side of the building. The existing zoning is Mixed Use Medium Intensity. In order to allow the commissary use, the zoning needs to be changed to allow the light manufacturing uses required that include a bakery and dressing preparation. It is anticipated that we will be requesting Non-Residential Commercial (NR-C) zoning for the property that allows all the anticipated uses. This change will eliminate the ability to develop multi-family residential (apartments) on the property. The property is surrounded by other commercial and industrial zoning and land uses (see attached zone atlas page). The existing developed property includes adequate parking for the proposed uses.

The anticipated EPC Public Hearing for this application will be held on November 12, 2020 starting at 8:40 AM. Due to the ongoing public health orders, this meeting will be in a virtual format via the Zoom software platform. The URL for joining via videoconference or call-in numbers for audio only are as follows:



Join Zoom Meeting

<https://cabq.zoom.us/j/95938270222>

Meeting ID: 959 3827 0222

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+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: 959 3827 0222

Find your local number: <https://cabq.zoom.us/j/95938270222>

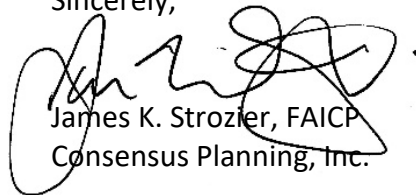
You can check the agenda for the relevant decision-making body online here:

<https://www.cabq.gov/planning/boards-commissions> call the Planning Department at 505-924-3860.

Please do not hesitate to contact me via phone at (505) 764-9801 or email at cp@consensusplanning.com if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a facilitated meeting regarding this project by contacting the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit

<http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Sincerely,



James K. Strozler, FAICP
Consensus Planning, Inc.

Attachments: Zone Atlas Page F-17-Z

September 24, 2020

Dear Property Owner:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, this is notification that Consensus Planning, Inc., Agent for Dion's, has submitted an application for a Zoning Map Amendment to be reviewed and approved by the Environmental Planning Commission (EPC).

The application refers to the property located at the southeast corner of the intersection of Lumber and Hardware Streets west of San Mateo Boulevard and is legally described as Lot A and a portion of Lot B, Montgomery Plaza containing approximately 4.6 acres. The address of the existing building is 4595 San Mateo Boulevard NE, and the property is legally described as:

- *Tract A and the Southern portion of Tract B Subdivision Plat Map for Tracts A, B, C and D Montgomery Plaza, containing approximately 4.63 acres.*

The existing building was home to the Itz entertainment center, which closed in 2016, and is currently vacant. The proposal is to reuse the existing building primarily as a commissary to support the local Dion's restaurants and they are also considering a Dion's restaurant (smaller café style restaurant with a limited menu in the front lobby of the building) on the eastern side of the building. The existing zoning is Mixed Use Medium Intensity. In order to allow the commissary use, the zoning needs to be changed to allow the light manufacturing uses required that include a bakery and dressing preparation. It is anticipated that we will be requesting Non-Residential Commercial (NR-C) zoning for the property that allows all the anticipated uses. This change will eliminate the ability to develop multi-family residential (apartments) on the property. The property is surrounded by other commercial and industrial zoning and land uses (see attached zone atlas page). The existing developed property includes adequate parking for the proposed uses.

The anticipated EPC Public Hearing for this application will be held on November 12, 2020 starting at 8:40 AM. Due to the ongoing public health orders, this meeting will be in a virtual format via the Zoom software platform. The URL for joining via videoconference or call-in numbers for audio only are as follows:

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<https://cabq.zoom.us/j/95938270222>

Meeting ID: 959 3827 0222

One tap mobile

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+12532158782,,95938270222# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)

Meeting ID: 959 3827 0222

Find your local number: <https://cabq.zoom.us/j/95938270222>

You can check the agenda for the relevant decision-making body online here:

<https://www.cabq.gov/planning/boards-commissions> call the Planning Department at 505-924-3860.

Please do not hesitate to contact me via phone at (505) 764-9801 or email at cp@consensusplanning.com if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a facilitated meeting regarding this project by contacting the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at (505) 764-9801 or via email at cp@consensusplanning.com

Sincerely,
Consensus Planning, Inc.

Attachment: Zone Atlas Page F-17

sus Planning
n Street NW
que, NM 87102

FIRST-CLASS



US POSTAGE

02 1P
0002118651 SEP 24 2020
MAILED FROM ZIP CODE 87102

\$ 000.50⁰

Mildred Griffie
PO Box 94115
Albuquerque, NM 87119

s Planning
treet NW
s, NM 87102

FIRST-CLASS



US POSTAGE

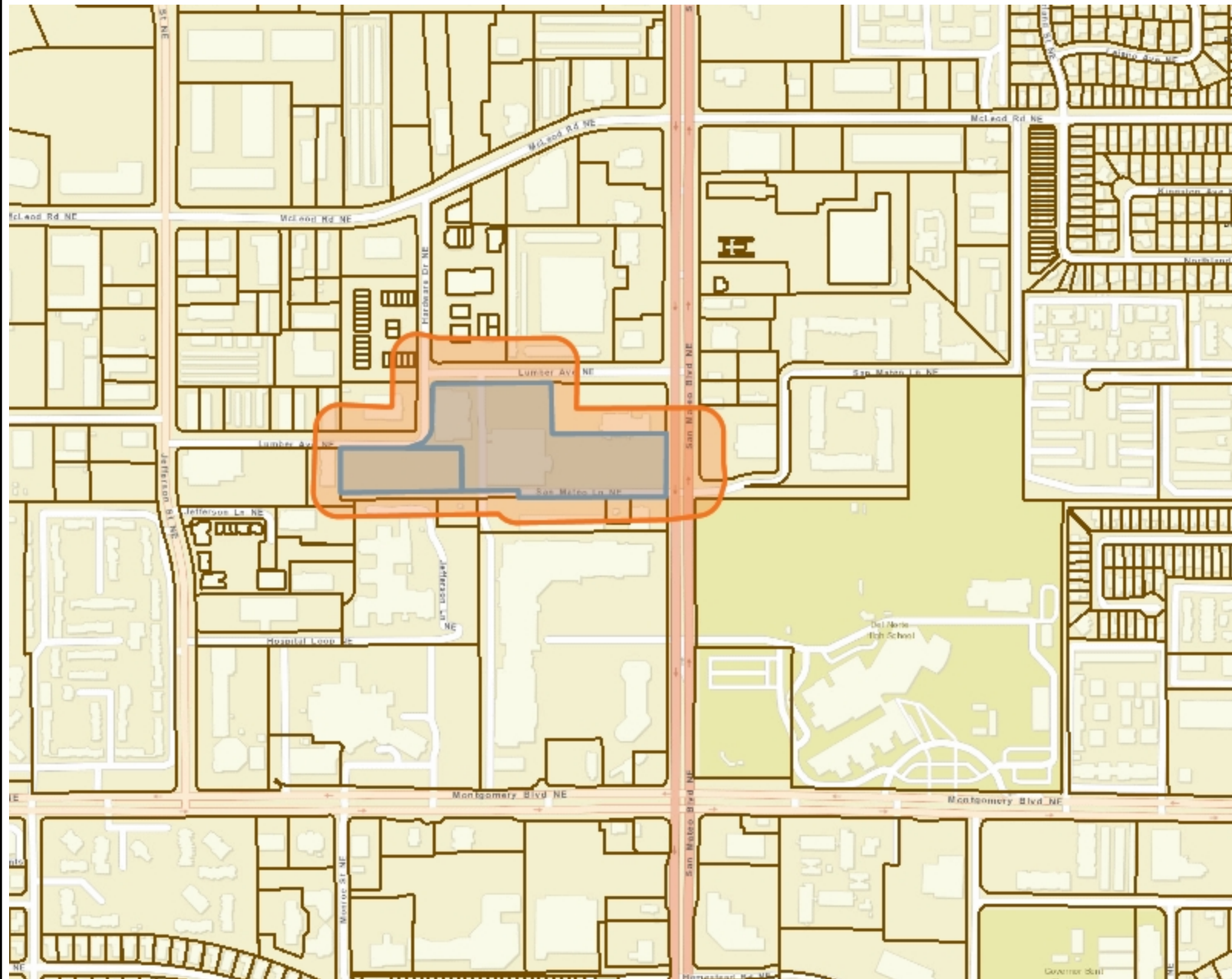
02 1P
0002118651 SEP 24 2020
MAILED FROM ZIP CODE 87102

\$ 000.50⁰

Daniel Regan
4109 Chama Street NE
Albuquerque, NM 87109



100 Foot Buffer



Legend

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

Notes

Prepared by Consensus Planning

1,202 0 601 1,202 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
9/23/2020 © City of Albuquerque

1: 7,212

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Buffer Map Addresses Dion's

Owner

BOARD OF EDUCATION
 LOOSEARROW DEVELOPMENT LLC
 MONTGOMERY PLAZA PARTNERS LLC
 JPR INVESTMENTS LLC
 BRYANT-SUTTER LLC
 PUBLIC SERVICE CO OF NM
 ELLIS KRAIG & REBECCA
 ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
 MONTGOMERY PLAZA PARTNERS LLC
 SUN MOUNTAIN ESTATES INC
 ABQ SELF-STORAGE LLC C/O PARADIGM TAX GROUP - ESS #8629
 FRIEDMAN BARBARA A TRUSTEE FREIDMAN RVT & DORSON ROBERT & ETAL
 FLINCHUM JAMES M & MARCIA K & THRASH JAMES D & DENISE L
 MONTGOMERY PLAZA HOLDINGS LLC
 MONTGOMERY PLAZA PARTNERS LLC
 FLINCHUM JAMES M & MARCIA K & THRASH JAMES D & DENISE L
 ALBUQUERQUE HEIGHTS PROP LLC C/O SKILLED HEALTHCARE LLC ATTN: TAX DEPT
 HARDWARE OFFICE PARTNERS LLC SUITES 1 & 2
 HARDWARE OFFICE PARTNERS LLC SUITES 1 & 2
 SMIDT PROPERTIES LLC
 SMIDT PROPERTIES LLC SUITES 4 & 5
 NM INSIGHT MENTAL HEALTH LLC
 MAKI LLC
 J-C LAND COMPANY LLC

Owner Address

PO BOX 25704
 4801 HARDWARE DR NE
 100 SUN AVE NE SUITE 100
 PO BOX 94777
 7850 JEFFERSON ST NE SUITE 300
 ALVARADO SQUARE
 6501 MESA SOLANA PL NW
 PO BOX 1293
 100 SUN AVE NE SUITE 100
 404 BRUNN SCHOOL RD SUITE A
 PO BOX 800729
 8304 VIA ALEGRE NE
 81 VALLECITOS LP
 100 SUN AVE NE SUITE 100
 100 SUN AVE NE SUITE 100
 81 VALLECITOS LP
 27442 PORTOLA PKWY NE SUITE 200
 4811C HARDWARE DR NE SUITE 1
 4811C HARDWARE DR NE SUITE 1
 4811 HARDWARE DR NE BLDG A SUITE 4
 4811 HARDWARE DR NE BLDG A
 4810 HARDWARE DR NE
 8301 GUADALUPE TRL NW
 4800 HARDWARE DR NE SUITE B

Owner Address 2

ALBUQUERQUE NM 87125-0704
 ALBUQUERQUE NM 87109
 ALBUQUERQUE NM 87109
 ALBUQUERQUE NM 87199-4777
 ALBUQUERQUE NM 87109-4314
 ALBUQUERQUE NM 87158
 ALBUQUERQUE NM 87120
 ALBUQUERQUE NM 87103-1293
 ALBUQUERQUE NM 87109
 SANTA FE NM 87505-1102
 DALLAS TX 75380-0729
 ALBUQUERQUE NM 87122-2633
 TIJERAS NM 87059
 ALBUQUERQUE NM 87109
 ALBUQUERQUE NM 87109
 TIJERAS NM 87059
 FOOTHILL RANCH CA 92610-2822
 ALBUQUERQUE NM 87109-2019
 ALBUQUERQUE NM 87109-2019
 ALBUQUERQUE NM 87109-2017
 ALBUQUERQUE NM 87109-2017
 ALBUQUERQUE NM 87109
 ALBUQUERQUE NM 87114-1122
 ALBUQUERQUE NM 87109-2025

7018 0360 0000 1671 5124

U.S. Postal Service
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Albuquerque, NM 87109

OFFICIAL USE

Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	21
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

Sent To
 Bryant-Sutler LLC
 Street and Apt. No., or PO Box No.
 7850 Jefferson St. NE Suite 300
 City, State, ZIP+4®
 Albuquerque, NM 87109

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 1671 5131

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dallas, TX 75380

OFFICIAL USE

Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	21
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

Sent To
 Ada Self Storage LLC
 Street and Apt. No., or PO Box No.
 PO Box 800729
 City, State, ZIP+4®
 Dallas, TX 75380

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 1718 6688

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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Albuquerque, NM 87109

OFFICIAL USE

Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	21
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

Sent To
 Montgomery Plaza Partners LLC
 Street and Apt. No., or PO Box No.
 100 Sun Ave. Suite 100
 City, State, ZIP+4®
 Albuquerque, NM 87109

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 1671 6107

U.S. Postal Service
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Las Cruces, NM 87059

OFFICIAL USE

Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	21
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

Sent To
 Blinicum James + Thrash
 Street and Apt. No., or PO Box No.
 81 Lakecitas LP
 City, State, ZIP+4®
 Las Cruces, NM 87059

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 1671 5100

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Albuquerque, NM 87125

OFFICIAL USE

Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	21
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

Sent To
 Board of Education
 Street and Apt. No., or PO Box No.
 PO Box 25704
 City, State, ZIP+4®
 Albuquerque, NM 87125

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 1671 5117

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Albuquerque, NM 87109

OFFICIAL USE

Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	21
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

Sent To
 Hardware Office Partners LLC
 Street and Apt. No., or PO Box No.
 4811C Hardware Dr. NE Suite 1
 City, State, ZIP+4®
 Albuquerque, NM 87109

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 1718 6664

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Santa Fe, NM 87505

OFFICIAL USE

Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fees as appropriate)	\$2.85	21
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

Sent To: **Sun Mtn Estates Inc.**
 Street and Apt. No., or PO Box No.: **404 Brunn School Rd - Suite A**
 City, State, ZIP+4®: **Santa Fe, NM 87505**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 1718 6671

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Albuquerque, NM 87109

OFFICIAL USE

Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fees as appropriate)	\$2.85	21
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

Sent To: **J-C Land Company**
 Street and Apt. No., or PO Box No.: **4800 Hardware Dr. NE Suite B**
 City, State, ZIP+4®: **Albuquerque, NM 87109**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 1718 6640

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Albuquerque, NM 87103

OFFICIAL USE

Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fees as appropriate)	\$2.85	21
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

Sent To: **ABCWUA**
 Street and Apt. No., or PO Box No.: **PO Box 1293**
 City, State, ZIP+4®: **Albuquerque, NM 87103**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 1718 6657

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Albuquerque, NM 87109

OFFICIAL USE

Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fees as appropriate)	\$2.85	21
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

Sent To: **SMIDT Properties LLC**
 Street and Apt. No., or PO Box No.: **4811 Hardware Dr. Bldg A - Snt**
 City, State, ZIP+4®: **Albuquerque, NM 87109**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 1718 6626

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Albuquerque, NM 87109

OFFICIAL USE

Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fees as appropriate)	\$2.85	21
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

Sent To: **Nm Insight Mental Health**
 Street and Apt. No., or PO Box No.: **4810 Hardware Dr. NE**
 City, State, ZIP+4®: **Albuquerque, NM 87109**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 1718 6633

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Albuquerque, NM 87109

OFFICIAL USE

Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fees as appropriate)	\$2.85	21
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

Sent To: **Loose Arrow Development LLC**
 Street and Apt. No., or PO Box No.: **4801 Hardware Dr. NE**
 City, State, ZIP+4®: **Albuquerque, NM 87109**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions


7018 0360 0000 1671 6145

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Albuquerque, NM 87199

OFFICIAL USE

Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	21
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	09/24/2020
Total Postage and Fees	\$6.95	
Sent To JPR Investments Street and Apt. No., or PO Box No. PO Box 74777 City, State, ZIP+4® Albuquerque, NM 87199		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions


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Albuquerque, NM 87120

OFFICIAL USE

Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	21
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	09/24/2020
Total Postage and Fees	\$6.95	
Sent To Ellis Kraig + Rebecca Street and Apt. No., or PO Box No. 6501 Mesa Solana Pl. NW City, State, ZIP+4® Albuquerque, NM 87120		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions


7018 0360 0000 1671 6121

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For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87122

OFFICIAL USE

Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	21
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	09/24/2020
Total Postage and Fees	\$6.95	
Sent To Friedman Barbara A Trustee Street and Apt. No., or PO Box No. 8304 Via Alegre NE City, State, ZIP+4® Albuquerque, NM 87122		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 1671 6138

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For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87158

OFFICIAL USE

Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	21
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	09/24/2020
Total Postage and Fees	\$6.95	
Sent To Public Service Co. of NM Street and Apt. No., or PO Box No. Alvarado Square City, State, ZIP+4® Albuquerque, NM 87158		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions


7018 0360 0000 1671 5063

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

Foothill Ranch, CA 92610

OFFICIAL USE

Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	21
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	09/24/2020
Total Postage and Fees	\$6.95	
Sent To Albuquerque Heights Prop LLC Street and Apt. No., or PO Box No. 27442 Portola Pkwy Suite 200 City, State, ZIP+4® Foothill Ranch, CA 92610		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 1671 6114

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For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87109

OFFICIAL USE

Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	21
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	09/24/2020
Total Postage and Fees	\$6.95	
Sent To Hardware Office Partners Street and Apt. No., or PO Box No. 4811 Hardware Dr. NE Suite 1 City, State, ZIP+4® Albuquerque, NM 87109		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

701A 0360 0000 1718 6695

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For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87114

OFFICIAL USE

Certified Mail Fee	\$3.55
\$	\$2.85
Extra Services & Fees (check box, add fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

\$
Total Postage and Fees \$6.95

Sent To
MAKL LLC

Street and Apt. No., or PO Box No.

8301 Guadalupe Trl. NW
City, State, ZIP+4®
Albuquerque, NM 87114



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.

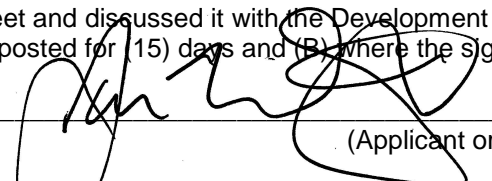
4. TIME

Signs must be posted from October 29, 2020 To November 12, 2020

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) September 24, 2020
(Date)

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

PROJECT NUMBER: _____

From: [Jim Strozier](#)
To: [Bolen, Rebecca A.](#)
Subject: Re: Comments on PR-2020-004480 RZ-2020-00031
Date: Friday, October 30, 2020 3:39:36 PM

Great - thanks.

FYI, I did get an email from Dan Regan with the District 4 Coalition. He had some questions about the increase. I offered to meet with them and answered his questions. I haven't heard anything from him after my response.

Jim Strozier, FAICP
Consensus Planning, Inc.

On Oct 30, 2020, at 2:55 PM, Bolen, Rebecca A. <rbolen@cabq.gov> wrote:

Thank you, Jim!

This all looks great, and thank you for confirming the location, sending the word doc and updating your response to Criterion D. I have almost completed my staff report this should take care of everything.

Have a good weekend,

Rebecca

From: Jim Strozier <cp@consensusplanning.com>
Sent: Friday, October 30, 2020 2:49 PM
To: Bolen, Rebecca A. <rbolen@cabq.gov>
Subject: RE: Comments on PR-2020-004480 RZ-2020-00031

Rebecca,

I am attaching the signs that were posted on the property earlier this week. Our sign guy has a gps program that puts the location onto each of the pictures, while that sounds good, sometimes it puts the wrong location on them. I went out to the site on Wednesday afternoon and confirmed that each of the signs were posted in the correct location.

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

From: Bolen, Rebecca A. <rbolen@cabq.gov>

Sent: Wednesday, October 28, 2020 3:14 PM
To: Jim Strozier <cp@consensusplanning.com>
Subject: RE: Comments on PR-2020-004480 RZ-2020-00031

Hi Jim,

Two quick things, under the Neighborhood Association Notices and Property Owner Letters section on page 3 it says the letters were sent on September 24, I believe that date should be changed to reflect the most recent round of notices.

And if you have it handy, would you mind sending me the justification letter as a Word doc?

Thanks,

Rebecca

From: Jim Strozier <cp@consensusplanning.com>
Sent: Wednesday, October 28, 2020 12:00 PM
To: Bolen, Rebecca A. <rbolen@cabq.gov>
Subject: RE: Comments on PR-2020-004480 RZ-2020-00031

Excellent, thank you. Let me know if anything comes up.

I will be sending you photos of the sign posting for the project file.

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

From: Bolen, Rebecca A. <rbolen@cabq.gov>
Sent: Wednesday, October 28, 2020 11:56 AM
To: Jim Strozier <cp@consensusplanning.com>
Subject: RE: Comments on PR-2020-004480 RZ-2020-00031

Thanks Jim,

This all looks good. I'm still writing up the staff report, if anything comes up I'll let you know.

Best,

Rebecca

From: Jim Strozier <cp@consensusplanning.com>
Sent: Tuesday, October 27, 2020 3:01 PM
To: Bolen, Rebecca A. <rbolen@cabq.gov>
Subject: RE: Comments on PR-2020-004480 RZ-2020-00031

Bebecca,

Here are the updated buffer map, buffer data (addresses), notification letters, receipts, copies of the first class letters and email notice with delivery receipts. In accordance with the IDO the property owner letters were sent certified and the Coalition notice was done via first class mail and email.

Let me know if you have any questions.

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

From: Bolen, Rebecca A. <rbolen@cabq.gov>
Sent: Tuesday, October 27, 2020 8:59 AM
To: Jim Strozier <cp@consensusplanning.com>
Subject: RE: Comments on PR-2020-004480 RZ-2020-00031

Good morning Jim,

Thank you! I'll let you know if I see anything that should be revised, but otherwise assume no news is good news. I'll keep an eye out for proof of notice.

Have a good day,

Rebecca

From: Jim Strozier <cp@consensusplanning.com>
Sent: Monday, October 26, 2020 6:54 PM
To: Bolen, Rebecca A. <rbolen@cabq.gov>
Subject: RE: Comments on PR-2020-004480 RZ-2020-00031

Rebecca,

Please see the attached updated justification letter. Let me know if you have any additional comments, happy to revise if necessary.

I will send the proof of updated notifications tomorrow.

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

From: Bolen, Rebecca A. <rbolen@cabq.gov>
Sent: Friday, October 23, 2020 5:10 PM
To: Jim Strozier <cp@consensusplanning.com>
Subject: Comments on PR-2020-004480 RZ-2020-00031

Good afternoon Jim,

The commenting agencies haven't had any adverse comments about the Dion's case, but I wanted to pass along the two notes below from the utilities. I'll keep an eye out for your renotification and updated justification letter (if you're sending one, I don't think there were any big issues) next week.

From ABCWUA: Regarding RZ-2020-00031- Zoning Map Amendment (Zone Change)

- Please note that the UPC for this site differs from that indicated in the supporting documentation. For this reason information for both sites is provided below.

For UPC: 101906418906730212

- No adverse comment to the proposed zone change
- For Information Only:
- Once development of the site is known an Availability Statement shall be requested at the following link <https://hes32-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=http%3a%2f%2fwww.abcwua.org%2fAvailability%5fStatements.aspx&umid=767c013f-b1aa-4dfa-bee8-ae28cc5e7480&auth=c5e193b2792d33bbda0d14ee5f909adbb398f028-f2003e29bba70cdc9ea8b759893221f903572b97>. Request shall include a Fire Marshal approved Fire 1 Plan, zone map showing the site location, and a Utility Plan. Please note that the Site Plan shall show the domestic water, sanitary sewer, and proposed fire protection.
- The site (TR A-1B PLAT OF TRS A-1A & A-1B BLKS 16 & 17 ZUNI ADDN(BEING A REPL OF TR A-1 BLKS 16 & 17 ZUNI ADDN)) currently pro rata in the amount of \$2477.72 for water and \$1191.3 for sanitary sewer for a total of \$3669.02. The amount is due prior to sale of service.

For UPC: 101706146014440125

- No adverse comment to the proposed zone change
- For Information Only: The site is currently receiving service. Should additional service be desired please coordinate with the Utility Development section of the Water Authority.

From PNM: 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 www.pnm.com/erequest for PNM to review.

Have a good weekend!

<image001.jpg>

REBECCA BOLEN

she | her | hers

planner

o 505.924.3843

m 505.362.1372

e rbolen@cabq.gov

cabq.gov/planning

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