Staff Report

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

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.
Hearing Date: November 12, 2020
Table of Contents

I. Introduction ........................................................................................................................................... 8
II. Analysis of Applicable Ordinances, Plans, and Policies ................................................................. 10
III. Zone Map Amendment (Zone Change) .............................................................................................. 15
IV. Agency & Neighborhood Concerns .................................................................................................. 21
V. Conclusion ........................................................................................................................................ 21
   Findings ........................................................................................................................................... 22
   Recommendation ............................................................................................................................... 27
   Agency Comments ............................................................................................................................... 29

Attachments
## 1. INTRODUCTION

### Surrounding zoning, plan designations, and land uses:

<table>
<thead>
<tr>
<th>Site</th>
<th>Zoning</th>
<th>Comprehensive Plan Area</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>MX-M, NR-C, MX-H</td>
<td>Area of Consistency/ Area of Change</td>
<td>Commercial Retail, Other indoor entertainment, Office</td>
</tr>
<tr>
<td>South</td>
<td>MX-H, R-MH, MX-M</td>
<td>Area of Change</td>
<td>Restaurant, self-storage, commercial services, Wholesaling and distribution</td>
</tr>
<tr>
<td>East</td>
<td>MX-H</td>
<td>Area of Change</td>
<td>General retail</td>
</tr>
<tr>
<td>West</td>
<td>NR-LM</td>
<td>Area of Consistency</td>
<td>Commercial services, Wholesaling and distribution</td>
</tr>
</tbody>
</table>

### 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 Lumbar 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.
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

<table>
<thead>
<tr>
<th>Use</th>
<th>MX-M</th>
<th>NR-C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling, townhouse</td>
<td>P</td>
<td>X</td>
</tr>
<tr>
<td>Dwelling, live-work</td>
<td>P</td>
<td>X</td>
</tr>
<tr>
<td>Dwelling, multi-family</td>
<td>P</td>
<td>X</td>
</tr>
<tr>
<td>Adult Entertainment</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Bank</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Medical or Dental Clinic</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Building and home improvement materials store</td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>Office</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Bakery</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>General Retail, Small and Medium</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>General Retail, Large</td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>Liquor Retail</td>
<td>C^</td>
<td>P</td>
</tr>
<tr>
<td>Restaurant</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Artisan Manufacturing</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Light Manufacturing</td>
<td>X</td>
<td>P</td>
</tr>
<tr>
<td>Warehousing</td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>Wholesaling and Distribution Center</td>
<td>X</td>
<td>P</td>
</tr>
<tr>
<td>Drive-through or Drive-up Facility</td>
<td>A</td>
<td>A</td>
</tr>
</tbody>
</table>

* Changed with the IDO Amendments as approved by the City Council.
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 predominately 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-b1a4-4df7-bbe8-ae28cc5e7480&auth=e5e193b2792d33bbda0d14ee5f909adbb398f028-f2003e29bba70cde9ea8b759893221f903572b97. 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: 10170614601440125 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 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 portino 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.

<table>
<thead>
<tr>
<th>Administrative Decisions</th>
<th>Decisions Requiring a Public Meeting or Hearing</th>
<th>Policy Decisions</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Archaeological Certificate (Form P3)</td>
<td>☐ Site Plan – EPC including any Variances – EPC (Form P1)</td>
<td>☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)</td>
</tr>
<tr>
<td>☐ Historic Certificate of Appropriateness – Minor (Form L)</td>
<td>☐ Master Development Plan (Form P1)</td>
<td>☐ Adoption or Amendment of Historic Designation (Form L)</td>
</tr>
<tr>
<td>☐ Alternative Signage Plan (Form P3)</td>
<td>☐ Historic Certificate of Appropriateness – Major (Form L)</td>
<td>☐ Amendment of IDO Text (Form Z)</td>
</tr>
<tr>
<td>☐ Minor Amendment to Site Plan (Form P3)</td>
<td>☐ Demolition Outside of HPO (Form L)</td>
<td>☐ Annexation of Land (Form Z)</td>
</tr>
<tr>
<td>☐ WTF Approval (Form W1)</td>
<td>☐ Historic Design Standards and Guidelines (Form L)</td>
<td>☐ Amendment to Zoning Map – EPC (Form Z)</td>
</tr>
<tr>
<td></td>
<td>☐ Wireless Telecommunications Facility Waiver (Form W2)</td>
<td>☐ Amendment to Zoning Map – Council (Form Z)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Appeals</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Decision by EPC, LC, ZHE, or City Staff (Form A)</td>
</tr>
</tbody>
</table>

**APPLICATION INFORMATION**

Applicant: Peter Defries Corporation dba Dion’s
Address: 8525 Jefferson Street NE
City: Albuquerque | State: NM | Zip: 87113

Professional/Agent (if any): Consensus Planning
Address: 302 Eighth Street NW
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.)

<table>
<thead>
<tr>
<th>Case Numbers</th>
<th>Action</th>
<th>Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Z-85-43-1, Z-87-93-1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Case Numbers</th>
<th>Action</th>
<th>Fees</th>
</tr>
</thead>
</table>

Signature: Jim Strozier
Date: 09/24/2020

**FEE INFORMATION**

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.

X 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

X 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 hearing, if required, or otherwise processed until it is complete.

Signature: __________________________________________________________________________
Printed Name: Jim Straub, FAICP
Date: ______________

□ Applicant or X Agent

FOR OFFICIAL USE ONLY

<table>
<thead>
<tr>
<th>Project Number:</th>
<th>Case Numbers</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Staff Signature: __________________________________________________________________________
Date: ______________

Effective 5/17/18
PA# __20-142______________  Date: 9/8/20   Time: __N/A (sent via email to peterbutlerfield@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
NOTES:
See the Integrated Development Ordinance

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
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.
• 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.
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
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
**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:** Redo 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: 

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Posted Speed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lumber Avenue</td>
<td>25 mph</td>
</tr>
<tr>
<td>San Mateo Lane</td>
<td>25 mph</td>
</tr>
</tbody>
</table>

*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 (urban center, employment center, activity center)

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

**Volume-to-Capacity Ratio (v/c):** (if applicable) AM 0.44, PM 0.67

**Adjacent Roadway(s) Traffic Volume:** San Mateo 34,900

**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

**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](http://www.cabq.gov/gis/advanced-map-viewer)

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


### 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

**Thresholds Met?** Yes [✓] No [ ] Shift change for employees is before peak hours in AM and PM

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

**Notes:**

[Signature]  P.E.  9/22/2020
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.
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance
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)](image)

**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
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)](image)

<table>
<thead>
<tr>
<th>TABLE 1. Surrounding Zoning &amp; Land Use Context</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NORTH</strong></td>
<td>MX-M, MX-H, and NR-C</td>
</tr>
<tr>
<td><strong>EAST</strong></td>
<td>MX-H</td>
</tr>
<tr>
<td><strong>SOUTH</strong></td>
<td>MX-M, MX-H, and R-MH</td>
</tr>
<tr>
<td><strong>WEST</strong></td>
<td>NR-LM</td>
</tr>
</tbody>
</table>

Request for Zoning Map Amendment
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

<table>
<thead>
<tr>
<th>Use</th>
<th>MX-M</th>
<th>NR-C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling, townhouse</td>
<td>P</td>
<td>X</td>
</tr>
<tr>
<td>Dwelling, live-work</td>
<td>P</td>
<td>X</td>
</tr>
<tr>
<td>Dwelling, multi-family</td>
<td>P</td>
<td>X</td>
</tr>
<tr>
<td>Adult Entertainment</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Bank</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Medical or Dental Clinic</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Building and home improvement materials store</td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>Office</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Bakery</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>General Retail, Small and Medium</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>General Retail, Large</td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>Liquor Retail</td>
<td>C*</td>
<td>P</td>
</tr>
<tr>
<td>Restaurant</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Artisan Manufacturing</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Light Manufacturing</td>
<td>X</td>
<td>P</td>
</tr>
<tr>
<td>Warehousing</td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>Wholesaling and Distribution Center</td>
<td>X</td>
<td>P</td>
</tr>
<tr>
<td>Drive-through or Drive-up Facility</td>
<td>A</td>
<td>A</td>
</tr>
</tbody>
</table>

* 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 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.

   **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
Dear Applicant,

Please find the neighborhood contact information listed below.

<table>
<thead>
<tr>
<th>Association Name</th>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
<th>Address Line 1</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Mobile Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>District 4 Coalition of Neighborhood Associations</td>
<td>Mildred</td>
<td>Griffie</td>
<td><a href="mailto:nena_treasurer@noreste.org">nena_treasurer@noreste.org</a></td>
<td>PO Box 94115</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87119</td>
<td>5052800082</td>
</tr>
<tr>
<td>District 4 Coalition of Neighborhood Associations</td>
<td>Daniel</td>
<td>Regan</td>
<td><a href="mailto:dlreganabq@gmail.com">dlreganabq@gmail.com</a></td>
<td>4109 Chama Street NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87109</td>
<td>5052802549</td>
</tr>
</tbody>
</table>

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](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](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](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](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](http://www.cabq.gov/neighborhoods)
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
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
<table>
<thead>
<tr>
<th>Owner Address</th>
<th>Owner Address 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>PO BOX 25704</td>
<td>ALBUQUERQUE NM 87125-0704</td>
</tr>
<tr>
<td>4801 HARDWARE DR NE</td>
<td>ALBUQUERQUE NM 87109</td>
</tr>
<tr>
<td>100 SUN AVE NE SUITE 100</td>
<td>ALBUQUERQUE NM 87109</td>
</tr>
<tr>
<td>PO BOX 94777</td>
<td>ALBUQUERQUE NM 87199-4777</td>
</tr>
<tr>
<td>7850 JEFFERSON ST NE SUITE 300</td>
<td>ALBUQUERQUE NM 87109-4314</td>
</tr>
<tr>
<td>ALVARADO SQUARE</td>
<td>ALBUQUERQUE NM 87158</td>
</tr>
<tr>
<td>6501 MESA SOLANA PL NW</td>
<td>ALBUQUERQUE NM 87120</td>
</tr>
<tr>
<td>PO BOX 1293</td>
<td>ALBUQUERQUE NM 87103-1293</td>
</tr>
<tr>
<td>404 BRUNN SCHOOL RD SUITE A</td>
<td>SANTA FE NM 87505-1102</td>
</tr>
<tr>
<td>PO BOX 800729</td>
<td>DALLAS TX 75380-0729</td>
</tr>
<tr>
<td>8304 VIA ALEGRE NE</td>
<td>ALBUQUERQUE NM 87122-2633</td>
</tr>
<tr>
<td>81 VALLECITOS LP</td>
<td>TIJERAS NM 87059</td>
</tr>
<tr>
<td>100 SUN AVE NE SUITE 100</td>
<td>ALBUQUERQUE NM 87109</td>
</tr>
<tr>
<td>27442 PORTOLA PKWY NE SUITE 200</td>
<td>FOOTHILL RANCH CA 92610-2822</td>
</tr>
<tr>
<td>4811C HARDWARE DR NE SUITE 1</td>
<td>ALBUQUERQUE NM 87109-2019</td>
</tr>
<tr>
<td>4811 HARDWARE DR NE BLDG A SUITE 4</td>
<td>ALBUQUERQUE NM 87109-2017</td>
</tr>
<tr>
<td>4811 HARDWARE DR NE BLDG A</td>
<td>ALBUQUERQUE NM 87109-2017</td>
</tr>
<tr>
<td>4810 HARDWARE DR NE</td>
<td>ALBUQUERQUE NM 87109</td>
</tr>
<tr>
<td>8301 GUADALUPE TRL NW</td>
<td>ALBUQUERQUE NM 87114-1122</td>
</tr>
<tr>
<td>4800 HARDWARE DR NE SUITE B</td>
<td>ALBUQUERQUE NM 87109-2025</td>
</tr>
</tbody>
</table>
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
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
Your message has been delivered to the following recipients:
nena_treasurer@noreste.org <mailto:nena_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 Griffee
PO Box 94115
Albuquerque, NM 87119

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.

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.

Sincerely,

James K. Strozier, FAICP
Consensus Planning, Inc.

Attachments: Zone Atlas Page F-17-Z
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87158

Certified Mail Fee $3.55
$2.85
Postage $0.55

USPS SERVICE CO OF NM
ALVARADO SQUARE
ALBUQUERQUE NM 87158

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87109

Certified Mail Fee $3.55
$2.85
Postage $0.55

GOMESY PLAZA PARTNERS LLC
100 SUN AVE NE SUITE 100
ALBUQUERQUE NM 87109

CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.

Santa Fe, NM 87505

Certified Mail Fee $3.55
$2.85
Postage $0.55

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

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.

Tijeras, NM 87059

Certified Mail Fee $3.55
$2.85
Postage $0.55

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

CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87109

Certified Mail Fee $3.55
$2.85
Postage $0.55

INSIGHT MENTAL HEALTH LLC
4810 HARDWARE DR NE
ALBUQUERQUE NM 87109

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87109

Certified Mail Fee $3.55
$2.85
Postage $0.55

HARDWARE OFFICE PARTNERS LLC
SUITES 1 & 2
4811C HARDWARE DR NE SUITE 1
ALBUQUERQUE NM 87109-2019
### Certified Mail Receipts

#### Top Left
- **Sending Party**: BOEDDF Education
  - Address: PO Box 25704
  - City/State/Zip: Albuquerque, NM 87125-0704
- **Recipient**: ELLIS, JR & REBECCA
  - Address: 6501 Mesa Solana Pl NW
  - City/State: Albuquerque, NM 87120

#### Top Right
- **Sending Party**: J. CLAUSON COMPANY LLC
  - Address: 4800 Hardware Dr NE Suite B
  - City/State/Zip: Albuquerque, NM 87109-2025
- **Recipient**: J. CLAUSON INVESTMENTS LLC
  - Address: PO Box 94777
  - City/State/Zip: Albuquerque, NM 87199-4777

#### Bottom Left
- **Sending Party**: MONTGOMERY PLAZA HOLDINGS LLC
  - Address: 100 Sun Ave NE Suite 100
  - City/State/Zip: Albuquerque, NM 87109
- **Recipient**: ABQ SELF STORAGE LLC C/O PARADIGM TAX GROUP - ESS #8629
  - Address: PO Box 800729
  - City/State/Zip: Dallas, TX 75380-0729

#### Common Receipt
- **Certified Mail Fee**: $3.55
- **Extra Services Fee**: $2.85
- **Postage**: $0.55
- **Total Postage**: $6.95

### Payment Information
- **Address**: Return Receipt (Hard Copy)
- **Address**: Return Receipt (Electronic)
- **Address**: Certified Mail Restricted Delivery
- **Address**: Adult Signature Required

### Remarks
- **Date Sent**: 10/27/2020
- **Postmark Date**: 10/27/2020

---

### Table Format

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Certified Mail Fee</strong></td>
<td>$3.55</td>
</tr>
<tr>
<td><strong>Extra Services Fee</strong></td>
<td>$2.85</td>
</tr>
<tr>
<td><strong>Postage</strong></td>
<td>$0.55</td>
</tr>
<tr>
<td><strong>Total Postage</strong></td>
<td>$6.95</td>
</tr>
<tr>
<td>Service</td>
<td>Fee</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>-------</td>
</tr>
<tr>
<td>Certified Mail Fee</td>
<td>$3.55</td>
</tr>
<tr>
<td>Extra Services &amp; Fees (check box, add area if applicable)</td>
<td>$2.85</td>
</tr>
<tr>
<td>Return Receipt (remittance)</td>
<td>$0.00</td>
</tr>
<tr>
<td>Certified Mail Restricted Delivery</td>
<td>$0.00</td>
</tr>
<tr>
<td>Adult Signature Required</td>
<td>$0.00</td>
</tr>
<tr>
<td>Adult Signature Restricted Delivery</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Postage: $0.55

Total Postage: $4.10

Date: 10/27/2020

M4KL9SC

8301 GUADALUPE TRl NW
ALBUQUERQUE NM 87114-1122

SMID PROPERTIES LLC

4811 HARDWARE DR NE
BLDG A SUITE 4
ALBUQUERQUE NM 87109-2017
Ms. Mildred Griffie
PO Box 94115
Albuquerque, NM 87119

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](https://cabq.zoom.us/j/95938270222)

Meeting ID: 959 3827 0222
One tap mobile
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](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](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](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)  (Staff Member)

I issued _____ signs for this application, ___________________________

__________________________  __________________________
(Date)  (Date)

PROJECT NUMBER: ___________________________________
REQUEST

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

The City of Albuquerque Environmental Planning Commission will hold a public hearing via email. Please visit the website above for the agenda of the day on November 5, 2020, at 8:00 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) 924-3400 or contact the applicant.

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

Refer to file PR-2020-00031.

By: Assistant Planning Director
REQUEST
ZONING MAP AMENDMENT - EPC
FROM MX-M TO NR-C

The City of Albuquerque Environmental Planning Commission will hold a public hearing via Zoom. Please visit the websites above for the agenda and 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 23, 2020 to November 12, 2020 by [Applicant/Agent] phone

REFER TO FILE# PR-2020-004480 Y RZ - 2020-00081

It is illegal for an unauthorized person to remove or tamper with this sign.
REQUEST 
ZONING MAP AMENDMENT - EPC 
FROM MX-M TO NR-C 

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

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

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

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

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 CONSULTING PLANNING FOR PETE DICKINSON CPAP 505-344-5901

REFER TO FILE#: PL-2020-00030 & 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.
Dear Applicant,

Please find the neighborhood contact information listed below.

<table>
<thead>
<tr>
<th>Association Name</th>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
<th>Address Line 1</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Mobile Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>District 4 Coalition of Neighborhood Associations</td>
<td>Mildred</td>
<td>Griffen</td>
<td><a href="mailto:nenah.treasurer@noreste.org">nenah.treasurer@noreste.org</a></td>
<td>PO Box 94115</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87119</td>
<td>5052800082</td>
</tr>
<tr>
<td>District 4 Coalition of Neighborhood Associations</td>
<td>Daniel</td>
<td>Regan</td>
<td><a href="mailto:dlreganabq@gmail.com">dlreganabq@gmail.com</a></td>
<td>4109 Chama Street NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87109</td>
<td>5052802549</td>
</tr>
</tbody>
</table>

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](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](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](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](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](http://www.cabq.gov/neighborhoods)
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
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
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
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
Your message has been delivered to the following recipients:

nena_treasurer@noreste.org <mailto:nena_treasurer@noreste.org>

Subject: IDO Electronic Mail Notification - Zoning Map Amendment - EPC Application
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
September 24, 2020

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

Ms. Mildred Griffee  
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
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.

Sincerely,

James K. Strozier, 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:

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.

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
Mildred Griffe
PO Box 94115
Albuquerque, NM 87119

Daniel Regan
4109 Chama Street NE
Albuquerque, NM 87109
The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit http://www.cabq.gov/abq-data/abq-data-disclaimer-1 for more information.

This map is not to be used for navigation.

Notes
Prepared by Consensus Planning
<table>
<thead>
<tr>
<th>Owner</th>
<th>Owner Address</th>
<th>Owner Address 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>BOARD OF EDUCATION</td>
<td>PO BOX 25704</td>
<td>ALBUQUERQUE NM 87125-0704</td>
</tr>
<tr>
<td>LOOSEARROW DEVELOPMENT LLC</td>
<td>4801 HARDWARE DR NE</td>
<td>ALBUQUERQUE NM 87109</td>
</tr>
<tr>
<td>MONTGOMERY PLAZA PARTNERS LLC</td>
<td>100 SUN AVE NE SUITE 100</td>
<td>ALBUQUERQUE NM 87109</td>
</tr>
<tr>
<td>JPR INVESTMENTS LLC</td>
<td>PO BOX 94777</td>
<td>ALBUQUERQUE NM 87199-4777</td>
</tr>
<tr>
<td>BRYANT-SUTTER LLC</td>
<td>7850 JEFFERSON ST NE SUITE 300</td>
<td>ALBUQUERQUE NM 87109-4314</td>
</tr>
<tr>
<td>PUBLIC SERVICE CO OF NM</td>
<td>ALVARADO SQUARE</td>
<td>ALBUQUERQUE NM 87158</td>
</tr>
<tr>
<td>ELLIS KRAIG &amp; REBECCA</td>
<td>6501 MESA SOLANA PL NW</td>
<td>ALBUQUERQUE NM 87102</td>
</tr>
<tr>
<td>ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY</td>
<td>PO BOX 1293</td>
<td>ALBUQUERQUE NM 87103-1293</td>
</tr>
<tr>
<td>MONTGOMERY PLAZA PARTNERS LLC</td>
<td>100 SUN AVE NE SUITE 100</td>
<td>ALBUQUERQUE NM 87109</td>
</tr>
<tr>
<td>SUN MOUNTAIN ESTATES INC</td>
<td>404 BRUNN SCHOOL RD SUITE A</td>
<td>SANTA FE NM 87505-1102</td>
</tr>
<tr>
<td>ABQ SELF-STORAGE LLC C/O PARADIGM TAX GROUP - ESS #8629</td>
<td>PO BOX 800729</td>
<td>DALLAS TX 75380-0729</td>
</tr>
<tr>
<td>FRIEDMAN BARBARA A TRUSTEE FREIDMAN RVT &amp; DORSON ROBERT &amp; ETAL</td>
<td>8304 VIA ALEGRE NE</td>
<td>ALBUQUERQUE NM 87122-2633</td>
</tr>
<tr>
<td>FLINCHUM JAMES M &amp; MARCIA K &amp; THRASH JAMES D &amp; DENISE L</td>
<td>81 VALLECITOS LP</td>
<td>TIJERAS NM 87059</td>
</tr>
<tr>
<td>MONTGOMERY PLAZA HOLDINGS LLC</td>
<td>100 SUN AVE NE SUITE 100</td>
<td>ALBUQUERQUE NM 87109</td>
</tr>
<tr>
<td>MONTGOMERY PLAZA PARTNERS LLC</td>
<td>100 SUN AVE NE SUITE 100</td>
<td>TIJERAS NM 87059</td>
</tr>
<tr>
<td>FLINCHUM JAMES M &amp; MARCIA K &amp; THRASH JAMES D &amp; DENISE L</td>
<td>81 VALLECITOS LP</td>
<td></td>
</tr>
<tr>
<td>ALBUQUERQUE HEIGHTS PROP LLC C/O SKILLED HEALTHCARE LLC ATTN: TAX DEPT</td>
<td>27442 PORTOLA PKWY NE SUITE 200</td>
<td>FOOTHILL RANCH CA 92610-2822</td>
</tr>
<tr>
<td>HARDWARE OFFICE PARTNERS LLC SUITES 1 &amp; 2</td>
<td>4811C HARDWARE DR NE SUITE 1</td>
<td>ALBUQUERQUE NM 87109-2019</td>
</tr>
<tr>
<td>HARDWARE OFFICE PARTNERS LLC SUITES 1 &amp; 2</td>
<td>4811C HARDWARE DR NE SUITE 1</td>
<td>ALBUQUERQUE NM 87109-2019</td>
</tr>
<tr>
<td>SMIDT PROPERTIES LLC</td>
<td>4811 HARDWARE DR NE BLDG A SUITE 4</td>
<td>ALBUQUERQUE NM 87109-2017</td>
</tr>
<tr>
<td>SMIDT PROPERTIES LLC SUITES 4 &amp; 5</td>
<td>4811 HARDWARE DR NE BLDG A</td>
<td>ALBUQUERQUE NM 87109-2017</td>
</tr>
<tr>
<td>NM INSIGHT MENTAL HEALTH LLC</td>
<td>4810 HARDWARE DR NE</td>
<td>ALBUQUERQUE NM 87109</td>
</tr>
<tr>
<td>MAKL LLC</td>
<td>8301 GUADALUPE TRL NW</td>
<td>ALBUQUERQUE NM 87114-1122</td>
</tr>
<tr>
<td>J-C LAND COMPANY LLC</td>
<td>4800 HARDWARE DR NE SUITE B</td>
<td>ALBUQUERQUE NM 87109-2025</td>
</tr>
</tbody>
</table>
For delivery information, visit our website at www.usps.com

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

Certified Mail Fee $3.55
Extra Services & Fees (check box, add fee if applicable)
Return Receipt (electronic) $2.85
Postmark
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $0.00
Postage $0.55
Total Postage and Fees $6.95

Sent To
JPL Investments
PO Box 24777
Albuquerque, NM 87199

Albuquerque, NM 87179

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

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

Certified Mail Fee $3.55
Extra Services & Fees (check box, add fee if applicable)
Return Receipt (electronic) $2.85
Postmark
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $0.00
Postage $0.55
Total Postage and Fees $6.95

Sent To
Friedman Barbara A Trustee
3301 via allegre NE
Albuquerque, NM 87122

Albuquerque, NM 87122

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

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

Certified Mail Fee $3.55
Extra Services & Fees (check box, add fee if applicable)
Return Receipt (electronic) $2.85
Postmark
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $0.00
Postage $0.55
Total Postage and Fees $6.95

Sent To
Publix Service Co. of NM
Alvarado Square
Albuquerque, NM 87158

Albuquerque, NM 87158

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

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

Certified Mail Fee $3.55
Extra Services & Fees (check box, add fee if applicable)
Return Receipt (electronic) $2.85
Postmark
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $0.00
Postage $0.55
Total Postage and Fees $6.95

Sent To
Albuquerque Heights Prop LLC
27443 Portola Pkwy Suite 300
Foothill Ranch, CA 92610

Foothill Ranch, CA 92610

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

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

Certified Mail Fee $3.55
Extra Services & Fees (check box, add fee if applicable)
Return Receipt (electronic) $2.85
Postmark
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $0.00
Postage $0.55
Total Postage and Fees $6.95

Sent To
Hardware Office Partners 9811 hardware Dr NE Suite 1
Albuquerque, NM 87109

Albuquerque, NM 87109

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

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

Certified Mail Fee $3.55
Extra Services & Fees (check box, add fee if applicable)
Return Receipt (electronic) $2.85
Postmark
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $0.00
Postage $0.55
Total Postage and Fees $6.95

Sent To
Hansn Invests
PO Box 24777
Albuquerque, NM 87199

PS Form 3600, April 2015 PFS 7930-02-000-0047 See Reverse for Instructions

PS Form 3600, April 2015 PFS 7930-02-000-0047 See Reverse for Instructions

PS Form 3600, April 2015 PFS 7930-02-000-0047 See Reverse for Instructions

PS Form 3600, April 2015 PFS 7930-02-000-0047 See Reverse for Instructions
<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Certified Mail Fee</td>
<td>$3.55</td>
<td>Extra Services &amp; Fees (check box, add/footnotes)</td>
<td>$2.85</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Return Receipt (hardcopy)</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Return Receipt (electronic)</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Certified Mail Restricted Delivery</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Adult Signature Required</td>
<td>$4.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Adult Signature Restricted Delivery</td>
<td>$4.00</td>
</tr>
<tr>
<td>Postage</td>
<td>$0.55</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Postage and Fees</td>
<td>$6.45</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Sent To: MAKI LLC
Street and Apt. No.: 8301 Guadalupe Trl.
City and State: Washington, D.C. 20001-2904

PS Form 3800, April 2010
See Reverse for Instructions
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) (Date)

I issued _____ signs for this application, ____________________________________________

________________________________________  _______________________________________
(Date) (Staff Member)

PROJECT NUMBER: ________________________________
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>
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.
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!

REBECCA BOLEN
she | her | hers
planner
o 505.924.3843
m 505.362.1372
e rbolen@cabq.gov
cabq.gov/planning

This message has been analyzed by Deep Discovery Email Inspector.