

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #: 1003565

Property Description/Address:

All or a portion of lot(s) 1 & 2, block(s) 8, Miramonte Park Unit(s) 1 zoned C-1 & C-2 located on San Mateo Blvd NE Between Claremont Ave NE and Phoenix Ave NE containing approximately 2.5 acres(s). (H-18)

Date Submitted: August 21, 2008

Submitted By: Tonya Covington

Meeting Date/Time: August 19, 2008, 7PM

Meeting Location: McKinley Community Center

Facilitator: Tonya Covington

Co-facilitator: Diane Grover

Parties:

Art Gardenschwartz, Applicant
Josh Skarsgard, Agent
Bel-Air Neighborhood Association (BLA)
Quigley Park Neighborhood Association (QPK)

Background/Meeting Summary:

Applicant/Agent requests zone change from C-1 at the top half of the lot and C-2 on the bottom half of the lot to both lots being SU-1 C-2/Warehouse zone. The warehouse that currently sits on the property straddles both zone C-1 and C-2. Warehouses are not permissible in C-1 zoning. Owner had an exception until 2009 but it was extended until 2017 or 2019. Warehouse was expanded after purchase from Gladden & Associates in approximately 1988. No physical changes will be made to the existing property.

Outcome:

Areas of Agreement:

- Applicant and neighbors both expressed concerns about repairs and upkeep of the warehouse.
- Applicant agreed to handle all upkeep concerns within 40 days.
- Neighborhood Associations and participants were asked to submit letters of support and comments in writing to City Planner Randall Falkner and they agreed to do so.

Unresolved Issues, Interests and Concerns:

- Light at the San Mateo entrance of the Big 5 store is out.

Key Points:

No major concerns

Meeting Specifics:

- 1) Current application – Zone Change Request
 - i) Zone change from C-1 at the top half of the lot and C-2 on the bottom half of the lot to the entire section being SU-1 C-2/Warehouse zone, to correct current “legally non-conforming status”.
 - ii) SU1 zoning is covered by the site plan and special use is site specific.
 - iii) Art Gardenschwartz owns the building that houses Big 5 Sports and they are in the 13th year of a 25 year lease. He also owns the warehouse which is leased to Baillio’s. Baillio’s lease expires in October 2008. Baillio’s may not renew the lease because they have been sold and the new owners would like a different type of warehouse in another location.
 - iv) The usage of the warehouse can not be changed without city approval.
 - v) The ownership of the warehouse will pass to The Jewish Federation of Greater Albuquerque through the estate of Mr. Gardenschwartz.

Next Steps:

Neighborhood Associations and participants were asked to submit comments in writing to City Planner Randall Falkner and they agreed to do so.

Action Plan:

- Applicant will proceed with EPC hearing on September 18, 2008

Action Items:

- Art Gardenschwartz will address the lighting issue and repair the broken windows, paint the warehouse and address landscaping issues within the next 40 days.

Application Hearing Details

1. Hearing scheduled for Thursday, September 18, 2008.
2. Hearing Time:
 - a. The Commission will begin hearing applications at 8:30 a.m.
 - b. The actual time this application will be heard by the Commission will depend on the applicant’s position on the Commission’s schedule
 - c. The agenda is posted on www.cabq.gov/planning/epc/index on the Friday immediately prior to the EPC Hearing
3. Hearing Process:
 - a. Comments from facilitated meetings will go into a report which goes to the City Planner.

- b. City Planner includes facilitator report in recommendations.
 - c. The Commission will make a decision and parties have 15 days to appeal the decision.
4. Resident Participation at Hearing:
Written comments must be received by August 26, 2008, and may be sent to:

Randall Falkner, Staff Planner
600 2nd Street NW, Third Floor
Albuquerque, NM 87102
rfalkner@cabq.gov
505-924-3933

OR

Laurie Moye, EPC Chair
c/o Planning Department
600 2nd St, NW, Third Floor
Albuquerque, NM 87102

Names & Affiliations of Attendees:

Elizabeth Olsen	Gladden & Associates
Barb Johnson	Bel-Air NA
Art Gardenschwartz	Applicant
Winnie Schmidt	Quigley Park NA
Lee Julian	Bel-Air NA
Josh Skarsgard	Agent
Shannon Watson	City of Albuquerque