

June 5, 2024

Albuquerque Municipal Development  
Real Property Division Manager  
1 Civic Plaza, 7th Floor  
Albuquerque, NM 87102

Dear Sir/Madam:

Dairy Farmer of America, Inc. (DFA) Dairy Brands Fluid, LLC dba Creamland Dairies, a farmer owned business, has been part of Albuquerque's downtown community since 1937. It is our desire to grow our business at the current location where we have been for 87 years, expand processing, and employ additional associates in the future. Recent investment to expand our culture dairy business (cottage cheese, sour cream, and dip) has left us pressed for space to expand operations. Further growth of this business will require additional square footage to accommodate more processing capabilities. Expansion of the facility can only occur to the north or McKnight Street NW. DFA Dairy Brands Fluid, LLC dba Creamland Dairies respectfully requests that the City of Albuquerque vacate McKnight Street NW from 2<sup>nd</sup> Street to 3<sup>rd</sup> Street to allow for business growth.

Sincerely,

Dairy Farmer of America, Inc.



By: Matt Smoot

Title: Director of Real Estate





Effective 12/15/2022

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

<b>MISCELLANEOUS APPLICATIONS</b>		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	<b>PRE-APPLICATIONS</b>	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)	
<input type="checkbox"/> Temporary Deferral of SW (Form S3)	<b>APPEAL</b>	
<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)	

**BRIEF DESCRIPTION OF REQUEST**

DFA Dairy Brands Fluid, LLC dba Creamland Dairies would like to acquire the former Bark Park and ROW at McKnight Ave. NW from 2nd Street to 3rd Street to allow for future business expansion/growth.

**APPLICATION INFORMATION**

Applicant/Owner: DFA Dairy Brands Fluid, LLC dba Creamland Dairies		Phone: Buck Buchanan
Address: 10 Indian School Rd NW		Email: buck.buchanan@dfamilk.com
City: Albuquerque	State: NM	Zip: 87102
Professional/Agent (if any): Matt Smoot		Phone: 214-549-9937
Address: 8401 N Central Expy, Suite 400		Email: matt.smoot@dfamilk.com
City: Dallas	State: TX	Zip: 75225
Proprietary Interest in Site: Expansion	List <u>all</u> owners: DFA Dairy Brands Fluid, LLC	

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

Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 101405933007541702
Zone Atlas Page(s): H-14-Z	Existing Zoning: NR-LM	Proposed Zoning
# of Existing Lots: 1	# of Proposed Lots:	Total Area of Site (Acres): 0.440

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: McKnight Ave. NW	Between: 2nd Street	and: 3rd Street
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**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

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

Signature:	Date: 6/5/24
Printed Name: Matt Smoot	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

**FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022****\_ AMENDMENT TO INFRASTRUCTURE LIST**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Proposed Amended Infrastructure List
- \_\_\_ 6) Original Infrastructure List

**\_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

**\_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled

- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Letter describing, explaining, and justifying the deferral or extension
- \_\_\_ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

**\_ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- \_\_\_ 6) Preliminary Plat or Site Plan
- \_\_\_ 7) Copy of DRB approved Infrastructure List
- \_\_\_ 8) Copy of recorded IIA

**\_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 5) Letter describing, explaining, and justifying the request
- \_\_\_ 6) Scale drawing of the proposed subdivision plat or Site Plan
- \_\_\_ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



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

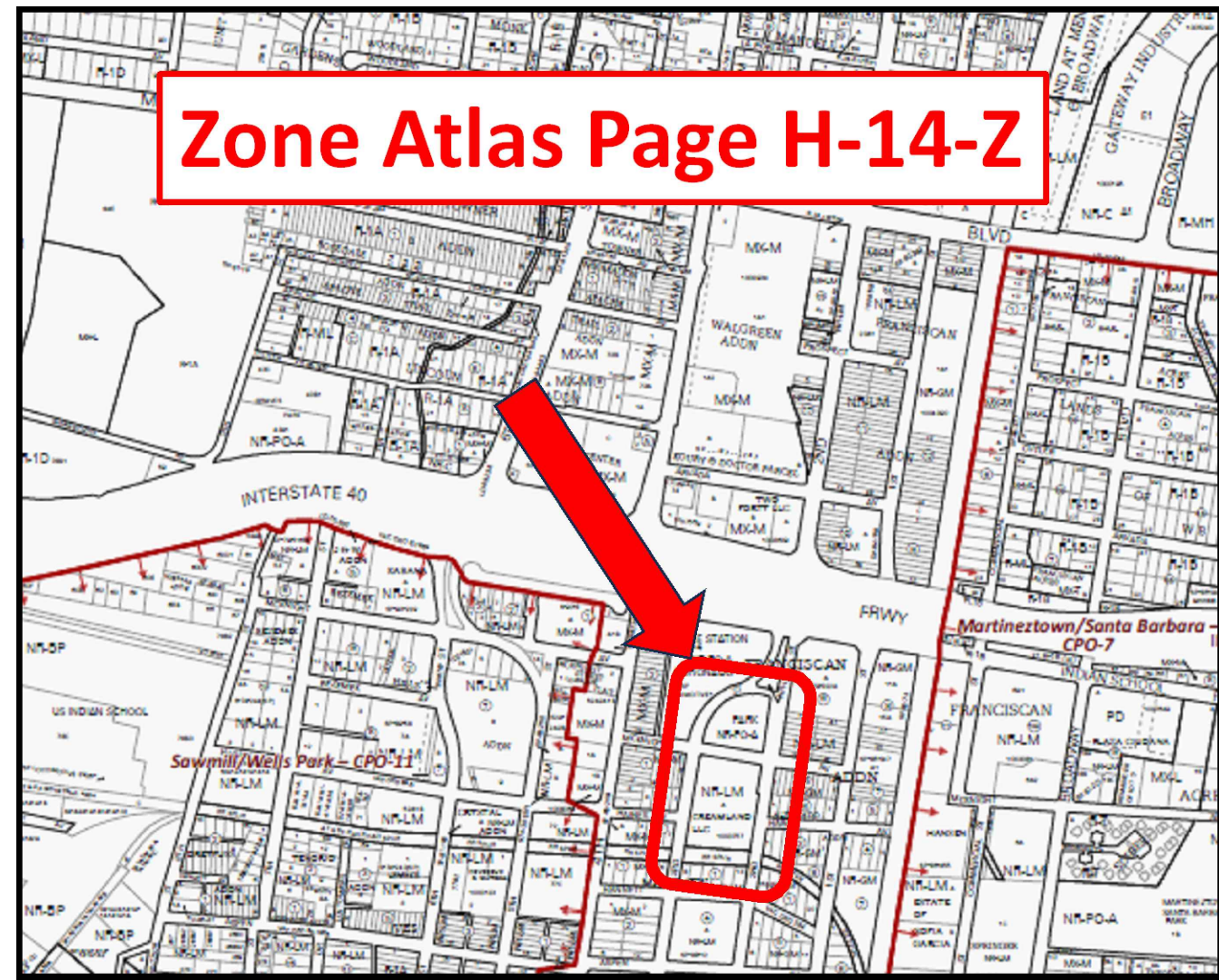
## IDO Zone Atlas May 2018

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

Zone Atlas Page:  
**H-14-Z**

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

0 250 500 1,000 Feet



**Zone Atlas Page H-14-Z**

AREA MAP N.T.S.  
ZONE ATLAS PAGE  
H-14-Z

**NOTES:**

The purpose of this sketch is to show the existing Tract A, The Bark Park, and the stretch of McKnight Ave. NW between the two parcels. Then to show the proposed vacation of Right-of-Way easement of that same stretch of McKnight Ave. NW, measuring approx. 320±' X 60' and 0.440± acres.

There is no parking within the proposed vacation area.

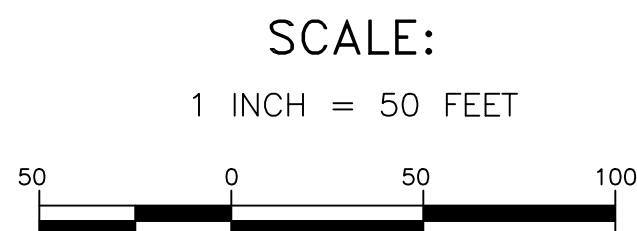
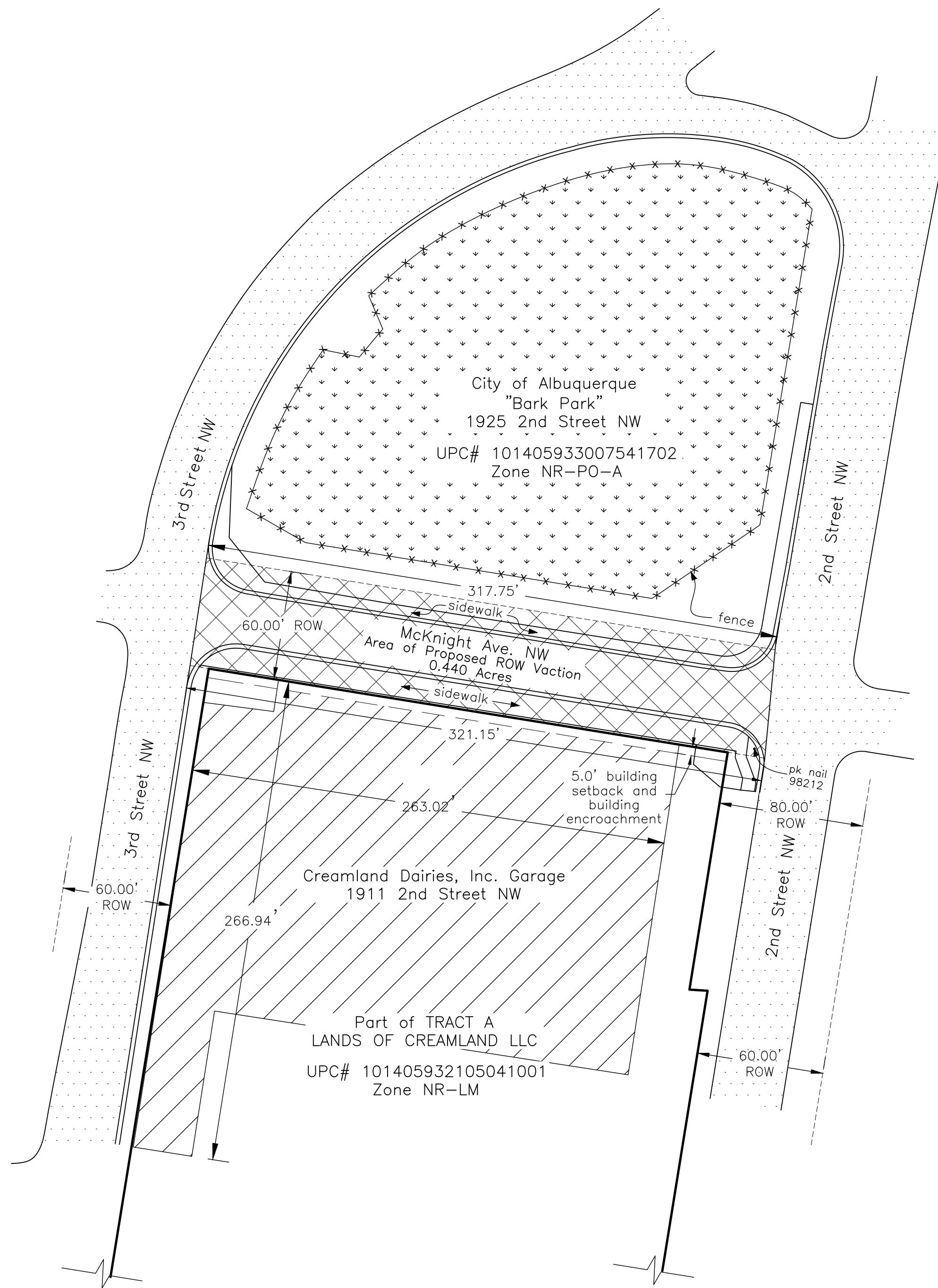
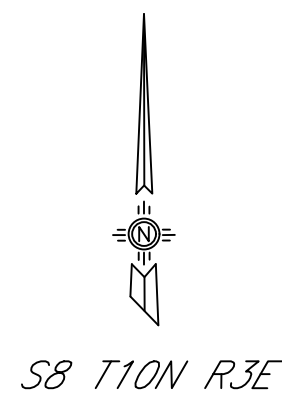
Per NR-LM Zone District Dimensional Standards, minimum front setback to be 5.0'.

**LEGAL DESCRIPTIONS:**

UPC# 101405933007541702  
Portion Coronado Park Less Portion to R/W Franciscan Addition

UPC# 101405932105041001  
Tract A Lands of Creamland LLC (a replat of Lots 1-12 Blk 4 Franciscan Addition, Lots 1-7 Blk 2 & Lots 1-7 Blk 7 Alvarado Addition, and Vacated Haines Avenue.)

- LEGEND**
- x-x- Fence Line
  - Parcel Boundary
  - Found pk nail as shown
  - [Hatched Box] Building
  - [Cross-hatched Box] Proposed ROW Vacation Area



*DFA DAIRY BRANDS, LLC  
PROPERTY SKETCH*

DRAFTER:	CHECKED BY:	DATE:
MaCLS	KG	06/04/2024