

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION
PROPERTY OWNERSHIP LIST

Meeting Date: July 17, 2001

Zone Atlas Page: L-21 E

Notification Radius: 100 Ft.

App#	01110-0000-00757
Proj#	1001282
Other#	01128-0000-00758
	01128-0000-00759

Cross Reference and Location:

Applicant: City of Albuq. - Parks & Recreation Dept.

Address: P.O. Box 1293, Albuq NM 87102

Agent: Consensus Planning, Inc.

Address: ~~924 AV~~ 924 Park Ave SW, 87102

SPECIAL INSTRUCTIONS

Notices Must be mailed from the
City 15 days prior to the meeting.

Date Mailed: July 3, 2001

Signature: [Handwritten Signature]

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
102-152	102-152	122-122	301-10	No Ownership
102-152	102-152	227-150	303-10	" "
102-377	102-377	376-220	461-20	OR
102-345	102-345	045-080	301-11	No Ownership
102-194	102-194	054-290	303-15	" "
		049-153	01	" "
		033-012	14	" "
		197-104	301-55	
		191-107	59	
		183-103	40	
		184-112	41	
		175-117	42	
		144-115	43	
		145-106	44	
		145-100	45	
		145-094	46	
		190-084	302-05	
		185-087	06	
		180-080	07	



May 31, 2001

Ms. Elizabeth Begay, Chair
Environmental Planning Commission
C/o City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Dear Ms. Begay:

Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

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The purpose of this letter is to describe our submittal for Manzano Mesa Park on behalf of the City of Albuquerque Parks & Recreation Department. This application covers the 48.4-acre Manzano Mesa Park at the SW corner of Southern Boulevard SE and Elizabeth Street SE, and includes a zone map amendment, amended Master Development Plan (Site Plan for Subdivision), and Site Plan for Building Permit.

Planning for Manzano Mesa Park began in early 1995 and included a zone map amendment that was approved by the EPC on February 15, 1996 (Z-96-9), and a Master Development Plan that was approved on August 15, 1996 (Z-96-94). The property where Manzano Mesa Park sits was owned by Albuquerque Public Schools (APS), and the City negotiated to purchase the 48.4-acre park site. At the time, the City was only able to fund the acquisition of 36.6 acres (Tract G-2) which was rezoned to SU-1 for Community Park and Related Uses. The remaining 11.85-acres (Tract G-1) was retained by APS and zoned SU-1 for R-2. The Master Development Plan for the park was prepared in anticipation of the acquisition of Tract G-1, and included 2 soccer fields and additional parking on this acreage. Park amenities illustrated on Tract G-2 included 5 baseball fields (Zia Little League), 4 lighted tennis courts, 4 sand volleyball courts, 3 basketball courts, 2 additional soccer fields, and a 36,000 square foot multi-generational center. Two separate Site Plans were approved by the EPC and DRB for the park elements on Tract G-2. The first (Z-96-94, approved August 15, 1996) was for 26.5 acres and included the recreational fields/courts described above. The second (Z-99-101, approved September 16, 1999) was for the multi-generational center. Copies of these approved plans are included in the package for informational purposes.

To date, the 5 baseball fields, adjacent parking areas, and concession building have been constructed. Drainage improvements in and around the site have been constructed, including the storm drain line that runs down Elizabeth Street and across the south boundary of the park, and the detention basin. A sanitary sewer line has been constructed up Stephen Moody Street and across the site to serve the multi-generational center and the Mirabella subdivision. Also, the design is underway for the half-street section for Elizabeth Street, Stephen Moody Street and Southern Boulevard.

The multi-generational center has been designed and is currently under construction. Included in the multi-generational center approval was a second phase addition of a gymnasium. The schedule for the gymnasium was accelerated and is under design to be added to the phase 1 construction by change order. The gymnasium (10,980 S.F.) will accommodate recreational activities for league play,

PRINCIPALS

Karen R. Marzotto, MCP
James K. Stricker, AICP
Christopher J. Gera, ASLA

summer recreation and after-school programs. Changing rooms with locker facilities were included in the Phase 1 approval. The exterior of the gymnasium will be integrally-colored stucco intended to blend with the stucco finishes of the multi-generational center. The siting of the gymnasium is in keeping with the original phased approval and architectural elevations for the gymnasium are included in the Site Plan for Building Permit package for review by the EPC.

The City had an option agreement with APS for the purchase of Tract G-1 and made option payments until the purchase was completed on April 24, 2001. This acquisition has prompted this request. The rezoning of Tract G-1 (see justification below) and amending the Master Development Plan were conditioned by the original approval of the Master Development Plan. The Site Plan for Building Permit incorporates the two previously approved plans, and includes site planning for Tract G-1. Also, a replat of the property will be completed to consolidate Tracts G-1 and G-2 into a single tract.

ZONE MAP AMENDMENT JUSTIFICATION

The site covered by this zone map amendment request consists of 11.85 acres located south of Southern Boulevard, between Eubank and Juan Tabo Boulevards, in Albuquerque's Southeast Heights (the site is specifically located at the southeast corner of Southern Boulevard and Stephen Moody Street). The site is presently zoned SU-1 for R-2 uses. This request seeks to rezone the site from its current zoning to SU-1 for Community Park and Related Uses. This request, which will now be 48.4 acres in size, will incorporate this site into Manzano Mesa Park.

In 1996, the City prepared the Master Development Plan for Manzano Mesa Park and purchased 36.6 acres from the Albuquerque Public Schools (APS) for development of the park. At the time, the City was not able to purchase the entire 48.4 acres of the park site, therefore, APS retained ownership of Tract G-1 and maintained the SU-1 for R-2 zoning. The City made yearly payments on Tracts G-1 and, on April 24, 2001, finalized its purchase.

The justification for this request is based upon the use being more advantageous and beneficial to the growing Manzano Mesa community and the resulting changed neighborhood conditions as required by Resolution 270-1980. The request is also consistent with adopted policies contained in the *Albuquerque/Bernalillo County Comprehensive Plan, Draft Park System Facility Plan, Long Range Plan for Community Facilities, the Trails and Bikeways Facility Plan, Resolution 70, and Resolution 270-1980.*

Site Characteristics

The site is currently vacant. Significant improvements and development, however, have occurred throughout the area that have impacted the site. The ball fields at Manzano Mesa Park have developed and the multi-generational center is under construction. Eubank and Southern Boulevards have both undergone improvements and the area is served by water and wastewater infrastructure.

Adjacent Land Use and Zoning

In terms of surrounding land uses and zoning, the following chart describes the area;

Direction	Zoning	Land Use
North	SU-1 for C-2 Permissive Uses	Costco Wholesale Store; single family residences to the northeast
South	SU-1 for Limited IP Uses	Vacant (part of Sandia Science & Technology Park)
East	SU-1 for Community Park and Related Facilities	Ballfields and multi-generational center under construction
West	C-1, SU-1 for R-2, SU-1 for O-1 Uses	Future development of multi-family housing, offices, and commercial

Zone Change Justification – Applicable Plans and Policies

This zone map amendment request complies with all the plans and policies listed below.

Comprehensive City Zoning Code

The requested zoning for the site is SU-1 for Community Park and Related Uses. This zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character or the site design. The SU-1 designation gives the EPC greater control over the site development through the site plan review process.

Albuquerque/Bernalillo County Comprehensive Plan

The site is located within the Established Urban area as designated by the *Albuquerque/Bernalillo County Comprehensive Plan*. Applicable goals and policies contained in the Plan are listed below:

Established and Developing Urban Areas

The Goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and lifestyles, while creating a visually pleasing built environment.

Policy d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environment, and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

Policy l: Employment and services shall be located to compliment residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

Policy k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability, and safety of established residential neighborhoods shall be protected in transportation planning and operations.

Policy m: Urban and site design, which maintains and enhances unique vistas and improves the quality of the visual environment, shall be encouraged.

This request satisfies the intent of the Goal and supporting policies. This site has been planned to be included as part of the park and the zone map amendment would allow this to happen, thus realizing the intent of the Manzano Mesa Park Master Development Plan. The presence of the park at this location will serve the recreational needs of a growing residential community, characterized by development at Mirabella and Willow Wood. In addition to these single family residential subdivision, the EPC has also approved higher density apartment and town house development in the area, further contributing to the demand for a park and recreational/community facilities at this location. The park will create a buffer between the higher intensity commercial and office uses located in the area (off Southern and Eubank) and the single-family residential areas of Willow Wood and Mirabella.

Natural resources and the visual environment will be preserved through innovative design approaches, many of which correspond to the City's goals and policies on water conservation. The Park will be designed to serve the needs of the surrounding neighborhoods and the community-at-large.

Open Space Network

The Goal is to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside major public open space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.

Policy g: Planning and implementation of a system of neighborhood parks and community open areas shall be undertaken to meet a range of needs at different scales.

Policy h: Developing areas shall have neighborhood parks and open areas located to serve the population being accommodated in the developing area.

Policy l: The design of parks and other open space areas shall incorporate the following criteria:

- Multi-functional use of resources and compatible facilities.
- Maintenance and landscaping appropriate to the location, function, public expectations, and intensity of use.
- Integration into residential design for easy accessibility and orientation to encourage use.
- Lighting, site design, or other methods to minimize vandalism.

- Connections between other Open Space Network areas and public utilities.

This site will be integrated into the larger Manzano Mesa Park site in order to provide additional park land to the growing community. The Park will include play areas, ball fields, and a multi-generational center. The location of this mix of uses fulfills the City's desire for multi-use and co-located facilities.

Trails and Bikeways Facility Plan

The Trails and Bikeways Facility Plan, a Rank II Plan shows both primary and secondary trails planned in the Manzano Mesa Area. A primary goal of the Plan is to connect neighborhoods with parks, open space, and employment centers via a trails system.

Draft Park System Facility Plan

The Draft Park System Facility Plan acknowledges the social and economic benefit of providing quality parks and recreational facilities. The Plan has stated that the City of Albuquerque Park system is dominated by neighborhood parks and is lacking in the provision of community and regional parks (community parks as defined as 15-75 acres, with the service radius of 1.5 miles). More than 50% of the neighborhood parks in the City are small (less than 3 acres) and are extensively used for organized recreation.

One of the key recommendations of the Plan is the elimination of organized scheduled recreation from small neighborhood parks and redirecting these activities to community parks that have been planned with several different ball fields. Completing the development of the Manzano Mesa Park will help meet the facility demands for organized athletics and reduce conflicts between uses in smaller, neighborhood scale parks.

Resolution 70

Resolution 70 is intended to establish a growth policy framework to govern key land use decisions. The resolution outlines various policy statements. The policy statement that applies to this zone map amendment request is Policy N, which states:

To enhance mode share, the City shall improve pedestrian mobility and the character of the pedestrian environment city-wide, with special attention to facilities and amenities for pedestrian and mobility impaired, as well as transit orientation and bicycle connections, within identified centers and corridors.

A bicycle commuter trail links the park with the existing neighborhood and commercial/office development throughout the area. The park also has a system of trails that provide pedestrian access to ballfields and the multi-generational center.

Resolution 270-1980

- A. This zone change is consistent with the health, safety, morals, and general welfare of the City of Albuquerque. It would allow for the completion of a

planned community park that would serve the growing residential areas surrounding the park as well as the community as a whole. The City is in need of additional ball fields at community parks in order to relieve the pressure on the smaller neighborhood parks throughout the City. In addition, the park would further allow the residential areas to be buffered from the higher intensity commercial uses located off Eubank, Southern, and Stephen Moody.

- B. This request recognizes that stability of land use and zoning is desirable. Master planning has been underway since the early 1990s. Inclusion of this site as a part of the developing Manzano Mesa Park would help to ensure that this stability exists and would allow for the co-location of community facilities.
- C. This zone map amendment is consistent with the *Albuquerque/Bernalillo County Comprehensive Plan, Trails and Bikeways Facility Plan and Draft Park System Facility Plan*. It furthers the intent of these policy documents by allowing the integration of this site into a developing community park, thus providing recreational opportunities in a developing residential area. It also allows for a high quality design that preserves views of the Sandias and allows for development that is respectful of the surrounding neighborhood.
- D. (2) Changed neighborhood conditions support this zone change request. The area is developing as a major mixed-use area. In order for this to occur, improvements to infrastructure have taken place thus allowing for the development of single and multi-family residences. The growing residential nature of the area calls for increased recreational opportunities, something that will be met with the development of Manzano Mesa Park. This zone change would allow for this site to be developed as part of the Park.

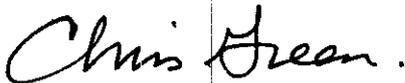
(3) The proposed zone change to SU-1 for Community Park and Related Facilities is more advantageous to the community because it provides a community park that includes ball fields, play areas, and the co-location of community facilities. The Multi-generational Center allows an indoor community recreational facility to complement the Park and serve all residents of the community. The current zoning of SU-1 for R-2 is also no longer appropriate for this site since the adjacent land is developing as a Community Park. Residential needs will be accommodated through single family and multi-family development in other parts of the community.
- E. The proposed uses (ballfields, trails, multi-generational center, play areas, tennis, volleyball, and basketball courts) will not be harmful to the community but instead benefit it by providing these facilities in a growing residential areas. In addition, pressure on smaller neighborhood parks will be relieved by the opportunities for organized athletic uses.
- F. City services are available to the site and would not require an unprogrammed expenditure of capital.
- G. The cost of land or other economic considerations are not the basis of this zone change. The zone change is based on the changed neighborhood

conditions and the fact that the integration of this site into the Manzano Mesa Park would be more beneficial for the community.

- H. This request is not for apartment, office, or commercial zoning, therefore location on a collector or major street is not the basis for the zone change.
- I. This zone map amendment request does not constitute a spot zone. It is a request, which if granted, would allow the site to be integrated into a developing community park. Furthermore, the site has been intended to be a part of the park as identified in the Manzano Mesa Park Master Development Plan.
- J. This zone map amendment request does not constitute a strip zone. The intended use of the site is for a park and not for commercial development.

Based on the information contained herein, we respectfully request approval of all components of our application. We have included a zone atlas sheet with the property highlighted for your reference. Please feel free to call me at 764-9801 if you desire additional information or have any questions.

Sincerely,



Chris Green, ASLA
Principal

- c. Colleen Frenz/COA Parks & Recreation Department
George Gee/COA Capital Implementation Program