

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT**  
**URBAN DESIGN & DEVELOPMENT DIVISION**  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339

## OFFICIAL NOTIFICATION OF DECISION

August 11, 2017

Country Club Partners, LLC  
1718 Central Ave SW, Suite A  
ABQ, NM 87104

**Project# 1004677**  
17EPC-40027 Site Development Plan for Building Permit

### LEGAL DESCRIPTION:

The above action for all or a portion of Lot 5, Country Club Plaza Subdivision, zoned SU-2 for CLD, located on Central Ave. SW between San Pasquale Ave. SW and Laguna Blvd. SW, containing approximately 1.65 acres. (J-13)

Staff Planner: Maggie Gould

On August 10, 2017 the Environmental Planning Commission (EPC) voted to APPROVE Project 1004677/17EPC-40027, a Site Development Plan for Building Permit, based on the following findings:

PO Box 1293

### FINDINGS:

1. This is a request for a Site Development Plan for Building Permit for lot 5 of the Country Club Plaza Subdivision located on Central Avenue, between Laguna Blvd and San Pasquale Avenue containing approximately 1.63 acres.
2. The proposed building will be a 49,814 square foot, three story building containing 58 residential units and 4,767 square feet of office space.
3. The use is allowed under the existing zoning, but EPC approval is required for Site Development Plans pursuant to the Huning Castle Reynolds Addition Sector Plan.
4. In March 2006, the EPC approved a site development plan for subdivision with design standards (Project #1004677, 06EPC-00143/00144) for a larger project that included most of the subject site plus an adjacent site and off site parcel. The EPC's approval was appealed (AC-06-9) by the Downtown Neighborhood Association, which was denied by City Council at its August 9, 2006 hearing. The DRB approved the SPS in November 2007.

The EPC approved amendments to the Site Development Plans for Subdivision and Building Permit in October of 2013(13 EPC-40139 and 13 EPC 40140). These amendments created the current site configuration, lots 1-5, designated future phases of development and replaced the previously approved SPS with the current one.

5. Development on the site is subject to the requirements of the approved Site Development plan for Subdivision.

# CITY OF ALBUQUERQUE

OFFICIAL NOTICE OF DECISION

Project #1004677

August 10, 2017

Page 2 of 5



6. The subject is within the Historic Central Metropolitan Redevelopment Plan area.
7. The Albuquerque/Bernalillo County Comprehensive Plan, Huning Castle Reynolds Addition Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
8. The subject site is located in the areas designated Area of Change by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. Applicable policies include:
  - A. **Policy 5.2.1 Land Uses:** Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request adds to the mix of uses in the area by providing both housing and office use in close proximity to existing neighborhoods and along a transit corridor. Residents of the development will have access to the existing services on the site and in the surrounding area. The office use will be a short walk, bike ride or drive from the surrounding neighborhoods. The request furthers Policy 5.2.1 Land Uses.

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

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The request adds a residential and employment use to an area that is well served by existing urban infrastructure including transit, public utilities, parks, and fire and police service. The request furthers Policy 5.3.1 Infill Development.

- C. **Goal 5.4 Jobs-Housing Balance:** Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

- (a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all

www.cabq.gov  
The request furthers Goal 5.4 and Goal 5.4(a) by adding more housing on the east side near existing employment opportunities and providing an additional employment and service opportunity for nearby residents. The site has access from Central Avenue and internal pedestrian connections.

- D. **Goal 5.6 City Development Areas:** Encourage and direct growth to Areas of Change 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.

The request furthers Goal 5.6 by adding both higher density housing and employment /service use in an Area of Change. The building design steps back from the exiting residential development to the south and is a minimum of 50 feet from the R-1 zoning to the south and east.

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

**OFFICIAL NOTICE OF DECISION**

Project #1004677

August 10, 2017

Page 3 of 5

(f) Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, contaminants, lighting, air quality, and traffic.

The request furthers policy 5.6.2 and 5.6.2(f) by adding both higher density housing and employment /service use in an Area of Change and a Metropolitan Redevelopment Area. The building is located a minimum of 50 feet from the property line of the R-1 zoned sites to the east and south and has no illuminated lighting facing these areas, storm water will be addressed using a pumping station and ponding area, landscaped areas and existing stormwater infrastructure.

- F. **Policy 5.6.4 Appropriate Transitions:** Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

The request furthers Policy 5.6.4 by providing a building that setback from the single family residential uses, stepped down in height from the single family residential areas, well-articulated and generously landscaped at the edges to provide a good buffer for the single family residential areas.

- G. **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 immediately surrounding development.

n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The request furthers Policy 5.2.1 h) and n) by filling in a vacant lot with a use that is complimentary and compatible to the surrounding areas. The is of a similar intensity to the uses in the surrounding area. The building design reflects the historic character of the area by referencing the Moderne style of the 1920s. The office use will be easily accessible for the surrounding neighborhoods.

- H. **Policy 6.1.3 Auto Demand:** Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs

The request furthers policy 6.1.3 by adding a mixed use development along a Premium Transit Corridor.

- I. **Policy 7.3.2 Community Character:** Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

a) Design development to reflect the character of the surrounding area and protect and enhance views.

e) Encourage high-quality development that capitalizes on predominant architectural styles, building materials, and landscape elements.

**OFFICIAL NOTICE OF DECISION**

**Project #1004677**

**August 10, 2017**

**Page 4 of 5**

The request furthers Policy 7.3.2 by providing a building the uses similar landscape elements, building finishes, fencing and style to the buildings in the area. The building is setback from existing single family development to preserve views and is lower at the edge to preserve views and solar access. There will be on site lighting and fencing to ensure the safety of future residents and the public.

9. The site is within the boundaries of the adopted Huning Castle and Reynolds Addition Rank III Plan. The Rank III Plan does not provide goals or policies but rather objectives relevant to new development.

A. Land Use and Zoning Objective 2.: Evaluate development on Central Avenue to encourage mixed use, neighborhood oriented development.

The request furthers Land Use and Zoning Objective 2 by providing a mixed use building in a neighborhood oriented development.

B. Social Services Objective 4.: Improve the quality of rental property in the area.

The request furthers Social Services Objective 4 by providing new, high quality rental apartments.

10. The Huning Castle and Downtown Neighborhood (DNA) Neighborhood Associations were notified. The DNA requested a facilitated meeting, but then decided that the DNA preferred to meet with the applicants on September 6th in any case, rather than prior to the EPA meeting. They just want to know more about the project.

11. Property owners within 100 feet of the site were notified of the request.

12. Staff has not received any public comment as this writing.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Transportation Development Conditions:
  - a. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
  - b. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

**OFFICIAL NOTICE OF DECISION**

**Project #1004677**

**August 10, 2017**

**Page 5 of 5**

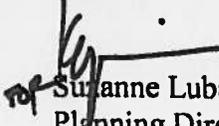
4. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **AUGUST 25, 2017**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval **have** been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced applications.

Sincerely,

  
Suzanne Lubar  
Planning Director

SL/MG

cc: Country Club Parnters, LLC, 1718 Central Ave., SW, Suite D, ABQ, NM 87104  
Mullen Heller Architecture, PC, 1718 Central Ave SW, Suite D, ABQ, NM 87104  
Huning Castle NA, Harvey Buchalter, 1615 Kit Carson SW, ABQ, NM 87104  
Huning Castle NA, Deborah Allen, 206 Laguna Blvd. SW, ABQ, NM 87104  
Downtown NA, Holly Sieberty, 408 11<sup>th</sup> St. NW, ABQ, NM 87102  
Downtown NA, David McCain, 1424 ½ Lomas Blvd. NW, ABQ, NM 87104