

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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OFFICIAL NOTIFICATION OF DECISION

August 5, 2016

City of Albuquerque, Planning Dept.
600 Second St. NW, 3rd Floor
Albuquerque, NM 87102

Project# 1001195
16EPC-40031 Update to the Albuquerque/ Bernalillo
County Comprehensive Plan and associated text
amendments to the Complete Streets Ordinance (O-14-27).
City-wide.

Staff Planners: Catalina Lehner and Mikaela Renz-Whitmore

On August 4, 2016 the Environmental Planning Commission (EPC) voted CONTINUE Project #1001195/16EPC-40031, an update to the Albuquerque/Bernalillo County Comprehensive Plan and associated text amendments to the Complete Streets Ordinance (O-14-27), to August 25, 2016 based on the following findings:

Albuquerque FINDINGS:

1. The request is for an update to the Albuquerque/Bernalillo County Comprehensive Plan (1989, as subsequently amended, the "Comp Plan"). The update, which will reflect new demographic trends and anticipated growth in the region, is designed to more effectively coordinate land use and transportation and to leverage and enhance a sense of place.
2. The Comp Plan applies to land within the City of Albuquerque municipal boundaries and to the unincorporated area of Bernalillo County (the "County"). Incorporated portions of the County that are separate municipalities are not included.
3. Council Bill No. R-14-46 (Enactment R-2014-022) became effective on May 7, 2014, which directed the City to update the Comp Plan.
4. The EPC's task is to make a recommendation to the City Council regarding the Comp Plan update. As the City's Planning and Zoning Authority, the City Council will make the final decision. The EPC is the Council's recommending body with important review authority. Adoption of an updated City Master Plan (Comp Plan) is a legislative matter.
5. Staff received official written comments from agencies and interested parties. Agencies that commented include the ABCWUA, the AMAFCA, Bernalillo County, the City Parks and Recreation Department, and PNM. Their comments suggest specific revisions to clarify topics related to their agency's charge. Staff is considering all comments carefully and addressing them.

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6. The comments submitted by interested parties cover a variety of topics, including but not limited to time for public review and comment, annexation, effect on vulnerable populations, and the focus on centers and corridors. Some comments express significant concerns that policies crafted to address localized issues are applied broadly and that sector plans are being replaced. Staff is considering all comments carefully and addressing them.
7. Staff recommends a continuance of this case to provide the public additional opportunity to participate in the review process and to ensure another chance for people to provide testimony. In order to make the most informed recommendation to the City Council that it can, the EPC needs more than one hearing to review and discuss the request.

PROTEST: It is not possible to appeal EPC recommendations to the City Council. Rather, a formal protest of the EPC's recommendation can be filed within the 15 day period following the EPC's decision, which in this case is by 5 pm on **AUGUST 19, 2016**.

APPEAL TO THE CITY COUNCIL: If you wish to appeal a final decision, you must do so in the manner described below. A non-refundable filing fee is required at the time the appeal is filed. For more information regarding the appeal process, please refer to Zoning Code Section 14-16-4-4.

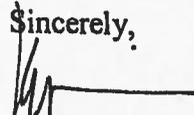
Persons aggrieved with a determination of the EPC, and who have legal standing as defined in Zoning Code Section 14-16-4-4(B)(2), may file an appeal to the City Council by submitting a written application, on Planning Department forms, to the Planning Department within 15 days of the decision. The date the determination in question is not included in the 15-day period for filing an appeal and, if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered the deadline for filing the appeal.

Appeals to the City Council are heard by the Land Use Hearing Office (LUHO), who will make a recommendation for approval, denial, or remand to the EPC. The City Council may accept or reject, in whole or in part, the LUHO's recommendation. The City Council has the option of hearing the appeal if it decides to do so. Such appeal, if heard, shall be heard within 45 days of its filing.

You will receive notification if any person files an appeal. If there is no appeal, you can receive building permits, if applicable, any time after the appeal deadline, provided that 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 application(s).

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,


for Suzanne Lubar
Planning Director

SL/CLL

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cc: City of Albuquerque, Planning Dept., 600 Second St. NW, 3rd Floor, Albuquerque, NM 87102
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Kim Murphy, 8633 Kacey Ln SW, ABQ, NM 87105
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