

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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OFFICIAL NOTIFICATION OF DECISION

December 11, 2015

Kampgrounds of American, Inc
P.O. Box 30558
Billings, MT 59114

Project# 1004382
15EPC-40067 Amendment to Zone Map (Zone Change)
15EPC-40066 Amendment to Site Development Plan for
Building Permit

LEGAL DESCRIPTION:

the above actions for all or a portion of Tract A, K.O.A. Subdivision, zoned SU-2/SU-1 for Overnight Trailer-Camper Facility to SU-2/SU-1 for Overnight Trailer-Camper Facility including Outdoor storage of Recreational Vehicles and Boats, located on Skyline between Paisano and I-40, containing approximately 15.37 acres. (K-22-Z & L-22-Z)

Staff Planner: Vicente Quevedo

PO Box 1293

On December 10, 2015, the Environmental Planning Commission (EPC) voted to APPROVE Project Albuquerque #1004382/15EPC-40067, a Zone Map Amendment (Zone Change), 15EPC-40066, an Amendment to Site Development Plan for Building Permit, based on the following findings and conditions:

New Mexico 87103

FINDINGS - 15EPC-40067 - Zone Map Amendment:

www.cabq.gov

1. This is a request for a Zone Map Amendment for Tract A, K.O.A. Subdivision located on Skyline Dr. between Paisano St. and Interstate 40, and containing approximately 15.37 acres.
2. The subject site is currently zoned SU-2/SU-1 for Overnight Trailer-Camper Facility and the applicant proposes to change the zoning designation to SU-2/SU-1 for Overnight Trailer-Camper Facility including Outdoor Storage of Recreational Vehicles & Boats.
3. The applicant has submitted an associated amendment request to the existing site development plan to show a storage area for outdoor recreational vehicles and boats.
4. The SU-1 zoning designation and associated site development plan for building permit were approved by the EPC in 1969 (Z-69-95). Two minor administrative amendments for signage

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were received by the Planning Department in 1987 and 2005. No additional site plan modifications have been received or approved by the Planning Department.

5. The Albuquerque/Bernalillo County Comprehensive Plan, East Gateway Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within the Established Urban Area of the Comprehensive Plan. The request furthers the following applicable goals and policies of the Comprehensive Plan:
 - A. **Policy II.B.5.d.:** The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

The subject site is surrounded by residential and commercial service land uses. The applicant is proposing an expansion of its current operations to include storage of recreational vehicles and boats. The new proposed activities will be located at the north end of the site along Interstate 40 and will therefore respect existing residential land uses and will contribute to fulfilling a recreational public need to store recreational vehicles. Therefore, the request furthers Policy II.B.5.d.
 - B. **Policy II.B.5.i.:** Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The applicant proposes to situate the recreational vehicle storage area furthest from the existing residential uses. The applicant states that the structures may also help buffer the traffic noise from I-40 for the existing camp sites and nearby residential areas. The new proposed lighting will be angled and lit from under each canopy to reduce light spillage. Additionally, the vehicles stored there will not be in constant operation and no significant adverse effects are anticipated. Therefore, the request furthers Policy II.B.5.i.
 - C. **Policy II.B.5.l.:** Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

The proposed recreational vehicle storage structures will be constructed using quality materials including concrete and steel. Additionally, the applicant is proposing to install solar panels as part of the outdoor storage covers which will generate enough power to light the storage structures plus excess power for the entire site. Therefore, the request furthers Policy II.B.5.l.
 - D. **Policy II.C.8.d.:** Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The amended site development plan for building permit shows updated landscape calculations following the development of the proposed recreational vehicle storage area.

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as well as proposed increased landscaping elements along Skyline Rd. that will serve to create a more pleasing visual environment. The request furthers Policy II.C.8.d.

- E. Policy II.D.3.b.: Efficient and economic use of alternative and renewable energy sources such as solar, wind, solid and liquid waste and geothermal supplies shall be encouraged.

Staff agrees with the applicant that the inclusion of solar panels on the new proposed structures constitutes the efficient and economic use of alternative and renewable energy sources on the subject site. Therefore, the request furthers Policy II.D.3.b.

- F. Policy II.D.6.d.: Tourism shall be promoted.

The existing site currently provides a variety of different lodging options for Albuquerque visitors. The applicant states that visitors to Albuquerque spend an average of \$73 during an average day trip and \$225 for an average overnight trip. The applicant's proposal to develop recreational vehicle storage space will contribute the implementation of diversified economic development on the subject site by directly addressing a public need to store recreational vehicles. Therefore, the request furthers Policy II.D.6.d.

7. The request partially furthers the following applicable policies of the Comprehensive Plan:

- A. Policy II.B.5.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.

The applicant states that by constructing the proposed recreational vehicle storage area and thereby reducing the number of camping spaces, that this may decrease the amount of daily traffic on local streets near the subject site. Additionally, the storage area will be gated and only limited access will be permitted. However, the subject site is not adjacent to an arterial street. Therefore, the request partially furthers Policy II.B.5.k.

8. The request furthers the following applicable policies of the East Gateway Sector Development Plan:

- A. Goal 1: Create a safe, well-maintained, attractive community

The site is currently gated and the proposed recreational vehicle storage area will also be secured by a new gate. The applicant has proposed to locate the new use furthest away from the existing residential uses near the subject site and has proposed additional landscaping along Skyline Rd. Therefore the request furthers EGSDP Goal 1.

- B. Goal 2: Enable the continued existence and new development of thriving businesses to provide jobs and local services.

The applicant states that the provision to be able to provide a storage space for recreational vehicles, which there is a growing need for in Albuquerque, will enable the existing KOA business to thrive. Therefore, the request furthers EGSDP Goal 2.

9. The applicant has justified the zone change request pursuant to R-270-1980 as follows:

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- A. The request is consistent with the health, safety, morals, and welfare of the City as articulated by the cited policies in the policy analysis section of the staff report.
 - B. The applicant has requested to add an additional use to the existing SU-1 zoning designation. Due to the fact that the existing uses on the site will not be altered and the new use is appropriate for the area, stability of land use and zoning will be maintained.
 - C. See Findings 5 – 7 above for policy analysis justification.
 - D. The applicant has cited a study published by the Recreational Vehicle Industry Association that found recreational vehicle ownership is increasing nationally. A feasibility study conducted by Development Services Inc. indicates there is currently a significant gap between the supply and demand for recreational vehicle and boat storage in Albuquerque. Therefore, staff agrees with the applicant that the requested zone change will address a specific public need for additional recreational vehicle and boat storage for Albuquerque residents and is more advantageous to the community.
 - E. Staff agrees with the applicant that the requested additional use will not be harmful to the adjacent property, the neighborhood, or the community due to the fact that the use will be appropriately cited and recreational vehicles already frequent the site for camping / overnight stay purposes. The applicant has included also included additional landscaping features along Skyline Rd.
 - F. Staff agrees with the applicant that the City will not incur any un-programmed expenditures as a result of this zone change request.
 - G. Staff agrees that while economic considerations are always a factor for any business enterprise, the applicant is not basing the zone change justification solely on economic considerations but has also cited a public need for recreational vehicle storage in Albuquerque that this request will help fulfill.
 - H. Staff agrees that the subject is not located on a collector or major street.
 - I. The existing SU-1 zoning for this site is a justifiable spot zone as all special use zones are. The test under R270-1980 is whether a spot zone will be created and staff finds that this will not result from the request for an additional use.
10. Staff agrees with the applicant that the request will not create strip zoning because the requested zoning is not commercial.
11. The East Gateway Coalition as well as property owners within 100 feet were all notified of this request. A facilitated meeting was not recommended or held. Staff has not received any public comments to date regarding this request. There is no known neighborhood opposition to this request.

CONDITION OF APPROVAL – 15EPC-40067 – ZONE MAP AMENDMENT:

1. The zone map amendment does not become effective until the accompanying site development plan is approved by the DRB, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the

zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

FINDINGS - 15EPC-40066 – Site Development Plan for Building Permit Amendment:

1. This is a request for a Site Development Plan for Building Permit Amendment for Tract A, K.O.A. Subdivision located on Skyline Dr. between Paisano St. and Interstate 40, and containing approximately 15.37 acres.
2. The applicant has requested an amendment to the existing site development plan for building permit to replace approximately 50 campground spaces with 208 covered and enclosed storage spaces for recreational vehicles and boats.
3. The SU-1 zoning designation and associated site development plan for building permit were approved by the EPC in 1969 (Z-69-95). Two minor administrative amendments for signage were received by the Planning Department in 1987 and 2005. Neither of these administrative amendment requests included any updated site development plan for building permit sets.
4. The applicant has submitted an updated as-built site development plan for building permit sheet in order to document minor site improvements that have been implemented on the subject site since the original 1969 EPC site development plan approval. The full site development plan for building permit set will amend the as-built site development plan and ensure that all current city requirements are met.
5. The Albuquerque/Bernalillo County Comprehensive Plan, East Gateway Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within the Established Urban Area of the Comprehensive Plan. The request furthers the following applicable goals and policies of the Comprehensive Plan:
 - A. Policy II.B.5.d.: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.
The subject site is surrounded by residential and commercial service land uses. The applicant is proposing an expansion of its current operations to include storage of recreational vehicles and boats. The new proposed activities will be located at the north end of the site along Interstate 40 and will therefore respect existing residential land uses

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and will contribute to fulfilling a recreational public need to store recreational vehicles. Therefore, the request furthers Policy II.B.5.d.

- B. **Policy II.B.5.i.:** Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The applicant proposes to situate the recreational vehicle storage area furthest from the existing residential uses. The applicant states that the structures may also help buffer the traffic noise from I-40 for the existing camp sites and nearby residential areas. The new proposed lighting will be angled and lit from under each canopy to reduce light spillage. Additionally, the vehicles stored there will not be in constant operation and no significant adverse effects are anticipated. Therefore, the request furthers Policy II.B.5.i.

- C. **Policy II.B.5.1.:** Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

The proposed recreational vehicle storage structures will be constructed using quality materials including concrete and steel. Additionally, the applicant is proposing to install solar panels as part of the outdoor storage covers which will generate enough power to light the storage structures plus excess power for the entire site. Therefore, the request furthers Policy II.B.5.1.

- D. **Policy II.C.8.d.:** Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The amended site development plan for building permit shows updated landscape calculations following the development of the proposed recreational vehicle storage areas as well as proposed increased landscaping elements along Skyline Rd. that will serve to create a more pleasing visual environment. The request furthers Policy II.C.8.d.

- E. **Policy II.D.3.b.:** Efficient and economic use of alternative and renewable energy sources such as solar, wind, solid and liquid waste and geothermal supplies shall be encouraged.

Staff agrees with the applicant that the inclusion of solar panels on the new proposed structures constitutes the efficient and economic use of alternative and renewable energy sources on the subject site. Therefore, the request furthers Policy II.D.3.b.

- F. **Policy II.D.6.d.:** Tourism shall be promoted.

The existing site currently provides a variety of different lodging options for Albuquerque visitors. The applicant states that visitors to Albuquerque spend an average of \$73 during an average day trip and \$225 for an average overnight trip. The applicant's proposal to develop recreational vehicle storage space will contribute the implementation of diversified economic development on the subject site by directly addressing a public need to store recreational vehicles. Therefore, the request furthers Policy II.D.6.d.

7. The request partially furthers the following applicable policies of the Comprehensive Plan:

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- A. Policy II.B.5.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.

The applicant states that by constructing the proposed recreational vehicle storage area and thereby reducing the number of camping spaces, that this may decrease the amount of daily traffic on local streets near the subject site. Additionally, the storage area will be gated and only limited access will be permitted. However, the subject site is not adjacent to an arterial street. Therefore, the request partially furthers Policy II.B.5.k.

8. The request furthers the following applicable policies of the East Gateway Sector Development Plan:

- A. Goal 1: Create a safe, well-maintained, attractive community

The site is currently gated and the proposed recreational vehicle storage area will also be secured by a new gate. The applicant has proposed to locate the new use furthest away from the existing residential uses near the subject site and has proposed additional landscaping along Skyline Rd. Therefore the request furthers EGSDP Goal 1.

- B. Goal 2: Enable the continued existence and new development of thriving businesses to provide jobs and local services.

The applicant states that the provision to be able to provide a storage space for recreational vehicles, which there is a growing need for in Albuquerque, will enable the existing KOA business to thrive. Therefore, the request furthers EGSDP Goal 2.

9. The East Gateway Coalition as well as property owners within 100 feet were all notified of this request. A facilitated meeting was not recommended or held. Staff has not received any public comments to date regarding this request. There is no known neighborhood opposition to this request.

CONDITIONS OF APPROVAL – 15EPC-40066 - Site Development Plan for Building Permit Amendment:

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.

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3. The landscape area coverage calculations will need to be revised to reflect the correct acreage of 15.37 acres, they currently read 1.83 acres.
4. Conditions of Approval from Transportation Development:
 - The ADA access aisle shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
 - Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). Please provide this detail for the entrance/exit on Skyline Rd.
5. The Site Development Plan shall comply with the General Regulations of the Zoning Code 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 **DECEMBER 28, 2015**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th 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 application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and another person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission

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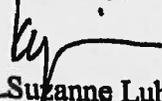
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extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

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/VQ

cc: Kampgrounds of American, Inc, P.O. Box 30558, Billings, MT 59114
Consensus Planning Inc, 302 8th St NW, ABQ, NM 87102
Roger Hartman, East Gateway Coalition, 1308 Wagon Train Dr. SE, ABQ, NM 87123
Roger Mickelson, East Gateway Coalition, 1432 Catron Ave SE, ABQ, NM 87123